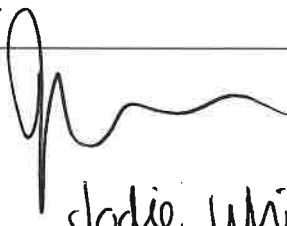


Form 1: Application for Land Use Resource Consent

V3

Pursuant to Section 88 of the Resource Management Act 1991

PART A - APPLICANT'S DETAILS	
Full Name:	RM Designs. LTD.
Address for Service: (correspondence will be sent to this address, e.g. agent)	47 Springfield Rd. St Albans Christchurch.
Telephone	03 3546341
Facsimile	
Email (all correspondence will be sent electronically unless stipulated in Part I - Checklist)	jodie@rmdesigns.co.nz
Applicant is the _____	Agent . _____ of the property (state whether owner, lessee, potential buyer etc.)
Name and Address of Property Owner: (if different from above)	GDC & DWC
Contact Details for Property Owner:	Telephone
	Email
I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct.	
I undertake to pay all actual and reasonable application costs incurred by the Grey District Council in processing the application regardless of whether or not the application is granted.	
In the event of a default in payment, the customer will be charged interest on any overdue amount at the rate of 1.5% per month from the due date until full payment is made, and shall repay Grey District Council on demand any monies which Grey District Council may expend to make good any failure by the customer to comply with the payment terms.	
If you do not make any payment when due, in addition to any other remedies, we may recover from you any costs, expenses or disbursements incurred by us in recovering money from you, including without limitation, debt collection agency fees and legal fees.	
Applicant's Signature: (or person authorized to sign on applicant's behalf)	
Name: (please print)	Jodie White
Date:	28/3/2024
<p>Please note:</p> <ul style="list-style-type: none"> • Applications will not be received and processed until the minimum Deposit Fee is paid; • If the minimum Deposit Fee does not cover the full cost incurred by Council in processing the consent application(s), then the balance will be invoiced either on an interim basis, or at the time the decision on the consent application(s) is released • GDC reserves the right to suspend delivery of further goods and/or services if the terms of payment are not strictly adhered to by the Customer. 	

PART B – PROPERTY DETAILS

Address of Site: (give full details including street number)	2 Richmond Quay, Greymouth
Legal Description: (Lot, DP number etc)	Lot 2,3 DP 490868 Lot 1 DP 1286
Size of Property	Foot print. 1122.6sqm Building / Lot 2 & 3 = 2093.6 sqm. Lot 1 = 364.5 sqm.
Location (The area or site in which the activity is to occur is commonly, or generally, known as)	Richmond Quay.
Valuation Number (this is a 10 digit number and may be located on your rates demand eg. 25440/000.00).	25640/011.00 25640/010.02 25640/012.04
What is the current use of the site and surrounding area? (rural, residential, commercial, natural)	Vacant site, commercial zone.
What is the topography of the site? (flat/rolling etc)	flat.
What vegetation types are on the site? (domestic lawns & gardens/pasture/indigenous forest/wetland etc)	Nil

SERVICING

Which services are supplied to the site	If yes, indicate how they are provided (i.e. reticulated, on-site, etc.)
Power	<input checked="" type="radio"/> Yes / No
Telephone	<input checked="" type="radio"/> Yes / No
Water	<input checked="" type="radio"/> Yes / No
Stormwater disposal method	<input checked="" type="radio"/> Yes / No
Sewage treatment method	<input checked="" type="radio"/> Yes / No

ROADING

Transport	Please indicate existing and/or proposed access points to the subject site?
How will the site be accessed? (Please show on the site plan that will be attached).	Vehicle access via Ashton Lane Pedestrian access via Ashton Lane & Richmond Quay

Part C – DESCRIPTION OF THE PROPOSAL

1. DETAILS OF THE PROPOSAL

Describe in as much detail as possible, the nature and extent of the proposed activities, include the reasons for non-compliance with the District Plan, if this is known, i.e. new residential building that is located within the required setback from the road boundary.

Ground floor Retail
First floor public Library & cafe.
Non compliance with District Plan through
short fall in parking & setback. shortfall in
landscaping.

New Building - 2 floors.

2. PERMITTED ACTIVITIES

List any other activities that are part of the proposal to which the application relates. The purpose of this question is to capture things which need permission under other regulations, outside the RMA. For example, building works that are not part of this resource consent but still need building consent (Building Act 2004).

Part D – National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS):

The NESCS applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (*HAIL*) is, has been, or is more likely than not to have been undertaken. The current *HAIL* is attached to the back of this application form. The *HAIL* can also be found at the Ministry for the Environment's website www.mfe.govt.nz.

To help determine whether or not the *NESCS* will apply to your activity please answer the following questions:

	Yes	No
Is an activity described on the <i>HAIL</i> currently being undertaken on the piece of land to which this application applies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has an activity described on the <i>HAIL</i> ever been undertaken on the piece of land to which this application applies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is it more likely than not that an activity described on the <i>HAIL</i> is being or has been undertaken on the piece of land to which this application applies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If 'yes' to ANY of the above, then the *NESCS* may apply. Please answer the following questions:

Activities	Yes	No
Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	<input type="checkbox"/>	<input type="checkbox"/>
Is the activity you propose to undertake sampling soil	<input type="checkbox"/>	<input type="checkbox"/>
Is the activity you propose to undertake disturbing soil <ul style="list-style-type: none"> ○ Disturbance of soil more than 25m³ per 500m²? ○ Will the duration of the activity be longer than 2 months? 	<input type="checkbox"/>	<input type="checkbox"/>
Is the activity you propose to undertake subdividing land?	<input type="checkbox"/>	<input type="checkbox"/>
Is the activity you propose to undertake changing the use of the land?	<input type="checkbox"/>	<input type="checkbox"/>

If 'Yes' to ANY of the above activities, then the *NESCS* is likely to apply.

2. Please provide an assessment of the proposed activity against the Grey District Plan

Please pay particular attention of the Objectives and Policies of the District Plan, which are set out in the relevant Environmental Area Sections. The Grey District Plan is available on our website www.greydc.govt.nz.

Please indicate by ticking the box of the relevant Environmental Area/s which apply to your proposal:

- | | | | | |
|--------------------------|--------------------------|---------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Residential
(16) | Township
(17) | Rural-Residential
(18) | Rural
(19) | Commercial/Industrial
(20) |

New 2 story building - Retail to ground floor & public Library on 1st floor.
 Building located within Grey District Plan commercial zone.
 This public Library will sit appropriately in this commercial area. It will have no affect on residential environments. The building will have a shortfall in required parking numbers. Pedestrians have been given priority in accessing this building over cars. This building is to take in consideration in its design and placement adjacent to the flood wall by giving full vista to this area and promote public engagement.
 No compromise to neighbouring commercial sites.

3. Provide an assessment of your proposed activity/activities against the matters set out in Part 2 (Part 2 of the RMA is attached to this application). Please assess EACH of the following Sections of Part 2:

Section 5 (Purpose) – (Note: Key parts here are: sustainable management to provide for social, economic and cultural wellbeing and health and safety. Sustaining natural and physical resources and safeguarding the life supporting capacity of air water, soil and ecosystems).

a) building site is currently vacant, flat area with a graveled top. No potential natural and physical resource will be lost.

b) The new building will support water runoff & provide landscaping to an area that currently has none.

c) All efforts will be undertaken to avoid any environmental adverse effects during the construction stage through s.ordings & runoff management

Section 6 (Matters of National Importance) – (Note: The key words are, coastal environment, waterbodies, outstanding natural features and landscapes, significant indigenous vegetation, public access to coast and waterbodies, Maori culture, and historic heritage).

refer to attachment → (A)

Section 7 (Other Matters) – (Note: The two most common matters under this section are (c) and (f) but ensure the entire section is reviewed as to whether relevant).

refer to attachment → (A)

Section 8 (Treaty of Waitangi) – (Note: are there any culturally sensitive sites or areas near your proposal? Refer to planning maps).

Principles of the Treaty of Waitangi shall be taken into account.
This area is not noted as site significant to Maori.

PART F - ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (AEE)

An AEE is an essential part of the application and if it is not provided Council cannot assess the application. This is required under Schedule 4 of the RMA. The AEE should discuss all the actual and potential effects of your proposed activity or structure on the environment. The questions below are intended as a guide, and the amount of detail provided must reflect the scale and nature of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should also be included in the AEE. It may require the provision of information from specific experts (e.g. a traffic engineer). If the effects of the proposal are very minor, then a less detailed AEE can be submitted.

Consider and explain the effects on others on your property and / or other properties (e.g. shading of their property, stormwater flow, increased noise). How can these effects be avoided, remedied or mitigated?

This building, at 2 story's will not have an effect on neighbours as it sits opposite flood wall & to south is a laneway.

Consider and explain the effects on the wider community (e.g. increased traffic generation). How can the effects be avoided, remedied or mitigated?

This building sits within the commercial zone on edge of commercial core. Traffic will be no worse so current status stands.

Consider and explain the effects on natural ecosystems (e.g. habitats for animals/ wetlands/ indigenous vegetation/waterways). How can these effects be avoided, remedied or mitigated?

No effects to current ecosystem, current site is bare gravel carparking. This new build will add to ecosystem with its landscape

Consider and explain the effects on the landscape and visual amenity of the environment (e.g. buildings seen from the coast, vegetation clearance). How can these effects be avoided, remedied or mitigated?

This is to be improved with coastal planting to site that is currently bare. refer landscaping plan

Consider and explain the effects on archaeological sites, historic buildings, notable trees or any other area with a recognized value (eg recreation or scientific area or site), and the effects on any culturally significant values associated with the area. How can these effects be avoided, remedied or mitigated?

Consideration during excavation will be given to any artefacts found to be logged.

Consider and explain any existing or potential natural hazards? How can the effects of these hazards be avoided, remedied or mitigated?

Site is adjacent to flood wall
We are 9m from flood wall.

Are there any effects resulting from the proposed activity that should be monitored? How will the effects of the activity be monitored? Who will monitor these effects?

N/A.

Have you undertaken any consultation in relation to your proposal? If yes, please explain. Please attach any completed Approval of Affected Party forms and proof of consultation to your consent application.

Planning have be advised of consent
We are actively engaged with WRC &
Ngāti Waewae.

The reason for the application, and choosing this site are:

Application is for: * Shortfall in parking
* Shortfall in landscaping

Were other alternative sites considered? If yes, please explain.

No.

State any additional effects of your activity here, and ways in which the effects can be avoided, remedied or mitigated. Continue on separate sheet if necessary.

Effects on area are only positive. Amenities for wide community & diverse groups. Facilities include community meeting rooms and study zones, the main collection will be able to grow. This building will also include a wide activation of adjacent zones including the heritage walk, port, & views to Māwhera/Grey River which is a major significant part of the town:

PART G – TERM OF CONSENT

Is a specific term required for the consent being applied for (months, years or indefinite): *Indefinite*

Note: If not specified then the term will be indefinite if the activity is legally given effect to within five years.

PART H – ADDITIONAL/OTHER RESOURCE CONSENTS

Replacing an existing consent?

The application shall be lodged with Council at least 6 months before that consent expires.

Provide an assessment of the value of your investment. You need to:

- Specify the value of investment of the activities/infrastructure that are reliant on the resource consents/s you are applying for here. This must be the 'book value' of the investment (not the replacement value).
- Include evidence that supports the assessment

	Yes	No
Existing consents		
Do you hold any additional consents for this activity?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, will these require variation or cancellation?	<input type="checkbox"/>	<input type="checkbox"/>
Other Consents		
Is a building consent required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has this building consent been applied for?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are any additional Resource Consents or other authorizations required for your proposal and have they been applied for? For example, Regional Council or Department of Conservation concession.

Type of Consent	Consent Authority	Applied for	
		Yes	No
<i>Re-alignment of Road - GDC is realigning a part of Boundary St to enhance & support this RC. This will consider a pedestrian refuge and additional parking to Boundary St, and the possible closure of Richmond Quay except for deliveries. Transport & Infrastructure Team are involved</i>			
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

PART I – CHECKLIST

Have you included the following:

	Yes	No
✓ Completed application form, including a full description of the proposal and an assessment of effects on the environment which includes sufficient detail for Consent Authority and any other interested party to fully understand the effects of the proposed activity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ Resource consent fee (deposit)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ Certificate of Title (including copies of consent notices/existing easements etc - a copy of this can be obtained by Council for a fee)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ Completed and signed the HAIL sheet (back of application)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ Site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ Photographs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
✓ Proof of Consultation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ Approval of affected party form(s) and signed site plans (owner(s) and occupier(s) of affected properties)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
✓ Indicate here by ticking yes if you would like to see draft conditions prior to a decision being issued on your resource consent application. In making this request you agree to an extension of the statutory processing time limits pursuant to section 37 of the Resource Management Act 1991 in order to accommodate this request.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ Indicate here by ticking yes if you require paper copies (i.e. posted) of correspondence relating to this application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A supplementary application form may be required depending on your consent type. Please tick the forms that have been included with the application

Form 1A: Hazardous Substances	<input checked="" type="checkbox"/>	Form 1D: Relocated Buildings	<input type="checkbox"/>
Form 1B: Commercial and/or Industrial Activities	<input checked="" type="checkbox"/>	Form 1E: Heritage Features	<input type="checkbox"/>
Form 1C: Signage	<input type="checkbox"/>	Form 1F: Historic Trees	<input type="checkbox"/>

Contact Details

GREY DISTRICT COUNCIL
 105 Tainui Street
 PO Box 382, Greymouth
 Phone: 03 769 8607 Fax: 03 769 8610 Email: planning@greydc.govt.nz
www.greydc.govt.nz

Grey District Council Hazardous Activities and Industries Checklist

Prior to any changes in the use of land including constructing/altering buildings, creating foundations, undertaking earthworks, soil sampling or subdivision, the National Environmental Standard (NES) for Assessing Contaminants in Soil to Protect Human Health requires the land owner to identify whether or not any of the activities listed below have previously, currently or are going to be undertaken on the site.

Further information on the NES and the Ministry for the Environment's Hazardous Activities and Industries List (below) can be found at www.mfe.govt.nz.

Using information from the West Coast Regional Council, Grey District Council's property files, anecdotal evidence and any other reference, **read through the following list and please tick if the activity has previously occurred or will occur on the site.**

Hazardous Activities and Industries List (HAIL)

Chemical manufacture, application and bulk storage	Y	N
Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application		/
Chemical manufacture, formulation or bulk storage		/
Commercial analytical laboratory sites		/
Corrosives including formulation or bulk storage		/
Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents		/
Fertiliser manufacture or bulk storage		/
Gasworks including the manufacture of gas from coal or oil feedstocks		/
Livestock dip or spray race operations		/
Paint manufacture or formulation (excluding retail paint stores)		/
Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds		/
Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application		/
Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides		/
Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground		/
Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges		/
Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)		/
Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products		/
Storage tanks or drums for fuel, chemicals or liquid waste		/
Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside		/

Electrical and electronic works, power generation and transmission	Y	N
Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores,		✓
Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment		✓
Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices		✓
Power stations, substations or switchyards		✓
Explosives and ordnances production, storage and use	Y	N
Explosive or ordnance production, maintenance, dismantling, disposal, bulk storage or re-packaging		✓
Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors		✓
Training areas set aside exclusively or primarily for the detonation of explosive ammunition		✓
Metal extraction, refining and reprocessing, storage and use	Y	N
Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material		✓
Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds		✓
Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds		✓
Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals		✓
Engineering workshops with metal fabrication		✓
Mineral extraction, refining and reprocessing, storage and use	Y	N
Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition		✓
Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)		✓
Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process		✓
Commercial concrete manufacture or commercial cement storage		✓
Coal or coke yards		✓
Hydrocarbon exploration or production including well sites or flare pits		✓
Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings		✓
Vehicle refuelling, service and repair	Y	N
Airports including fuel storage, workshops, washdown areas, or fire practice areas		✓
Brake lining manufacturers, repairers or recyclers		✓
Engine reconditioning workshops		✓
Motor vehicle workshops		✓
Port activities including dry docks or marine vessel maintenance facilities		✓

Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas			✓
Service stations including retail or commercial refuelling facilities			✓
Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances			✓
Cemeteries and waste recycling, treatment and disposal	Y	N	
Cemeteries			✓
Drum or tank reconditioning or recycling			✓
Landfill sites			✓
Scrap yards including automotive dismantling, wrecking or scrap metal yards			✓
Waste disposal to land (excluding where biosolids have been used as soil conditioners)			✓
Waste recycling or waste or wastewater treatment			✓
Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment			✓
Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment			✓

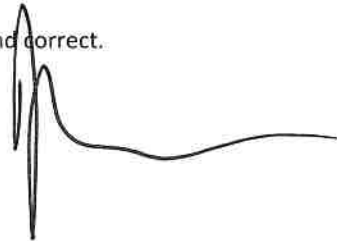
If you have answered yes to any of the above, the NES applies to the land. Please consult the NES and if you have any questions, contact the Planning Department.

Statement:

I hereby certify that to the best of my knowledge the information given is true and correct.

Name: *Jodie White*

Signature:



Date:

Form 1B: Supplementary Application Form for Commercial and/or Industrial Activities

Form to be filled out in conjunction with Form 1 Land Use Consent Application

PART A – DETAILS OF THE ACTIVITY

Please describe in detail the nature and scale of the proposed commercial/industrial activities and include a description of any manufacturing that will occur on the site.

- refer attached plans.
- No manufacturing to occur.

Describe the exact hours and days of operation per week, include any seasonal variations.

7am - 10pm.
Mon - Sunday.

Will there be staff employed? How many full time and part time staff will be employed?

30 pp.

PART B – THE SITE

Are there any new buildings proposed? Will there be any alterations to existing buildings? Please describe the usage of all buildings currently on the site (if any), and the proposed usage of any new buildings? Include the location of these buildings on the site plan, showing the gross floor area of all buildings on the site.

New building x1 - Library & Retail.
refer plans for site coverage.

Describe any existing or proposed landscaping on the site. Please note that depending on the scale of the proposal and effects on the environment, a detailed landscape report and plan may be required.

refer landscape plan attached.

Will there be any outdoor storage areas? If yes, will they be visible from the road or adjoining properties?

No storage but waste bins & mechanical plant will be located south & south west of building & screens from public view.

Is there any outdoor lighting proposed?

Yes. - landscape & security lighting.

PART C - VEHICLE MOVEMENTS AND PARKING

How many car parking spaces will be provided on the site? Please show these on a site plan and include vehicle maneuvering place(s) and, if relevant, queuing spaces.

refer site plan for numbers 9+4, & location of access.

What is the surfacing material for parking and maneuvering areas?

Asphalt.

Vehicle movements will be at a rate of 3 heavy vehicle movements per week, And 300 regular vehicle movements per week. This doesn't inc park on public streets.

Are there any new entranceways proposed? If so please show the location and width of any existing or proposed entranceways to public roads on the site plan. New access from Ashton Lane - refer plans.

PART D - ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (AEE)

Please describe the nature and extent of any noise effects associated with activities on the site, and the nature and extent of noise effects in the surrounding environment. Are there any ways noise effects can be mitigated, and are these measures being used, why or why not? (Please note that depending on the scale of the proposal and effects on the environment, a detailed assessment of noise effects may be required from a suitably qualified professional.)

Commercial neighbours - industrial activity area, no more noise than acceptable.

Have sufficient car parking spaces been provided on-site to provide for the proposed activities? If not, why, and how can these effects be mitigated? (Please note that depending on the scale of the proposal and effects on the environment, a detailed assessment of traffic effects may be required from a suitably qualified professional.)

No - due to size of site
- refer to plan attached showing alternative parking locations in close area & further parking to Boundary St./Richard Quay being considered by Transport Dept of GDC.

Has sufficient space been provided for maneuvering and queuing spaces? If not, why and how can these effects be mitigated?

Yes.

If there is limited carparking on site what are the cumulative effects of this on the surrounding areas?

There are 2 adjacent public carparks, plus on street parking, that will mitigate any cumulative effects.

Will the number of vehicle movements generated by the proposed activities be significantly greater than what would otherwise occur? If yes, will the road network be adversely affected by the increased traffic?

Yes vehicle movements will increase, however not greater than the current roadings.

Are there new entranceways proposed? If yes, will the safety of the adjoining road be compromised by any additional entranceways?

No

CONTACT DETAILS

GREY DISTRICT COUNCIL

105 Tainui Street

PO Box 382, Greymouth

Phone: 03 769 8607 Fax: 03 769 8610 Email: planning@greydc.govt.nz

www.greydc.govt.nz

1. Section 6 (a) – No subdivision is being sort for this RC. As this site is currently a clear and free site. The application for RC will show our intention to improve the environment it currently sits in and to enhance the natural character of the coastal environment.
2. Section 6 (b) – As stated above in Section 6 A, our intentions is to improve its natural features from its current standings. There are currently no outstanding natural landscapes or natural features on this site.
3. Section 6 (c) – Indigenous Fauna is being used in the enhancement of this site.
4. Section 6 (c) – This site is not impeding on the access to the flood wall area, this RC will enhance engagement with the river.
5. Section 6 (e) – Ngati Waewae have been involved with this project directly from concept stage. It is with their approval we submit this RC application.
6. Section 6 (f) – As the site is currently empty no heritage building is lost with this RC application.
7. Section 7(a) - Ngati Waewae have been involved with this project directly from concept stage. It is with their approval we submit this RC application.
8. Section 7(b) – This is an empty site with no natural or physical resources to be developed.
9. Section 7(c) – This building with be aesthetically pleasing to its surroundings and will incorporate cultural aspects to the appreciation of the wider community. It will add to the enhancement and amenity values.
10. Section 7(d) – Site is currently clear of all ecosystems.
11. Section 7(f) – This building will enhance the quality of the environment through its landscape and design, together with the cultural support of Ngati Waewae, which will be woven into the building.
12. Section 7(g) – No finite characteristics of natural and physical resources are present on this site. The building will be under the town supply for freshwater.
13. Section 7(h) – The protection of the habitat of trout and salmon will be cared for during the building process through bunding to any stormwater run off areas.
14. Section 7(i) - The effects of climate change are important to any new building. This building has already been considered for daylight harvesting, and cradle to cradle use of fit out products. Working with suppliers to insure where reusable products are viable, they are to be considered. The finished floor level has been raised beyond standard.
15. Section 7(j) - Renewable energy is considered during all stages of the design and build process.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



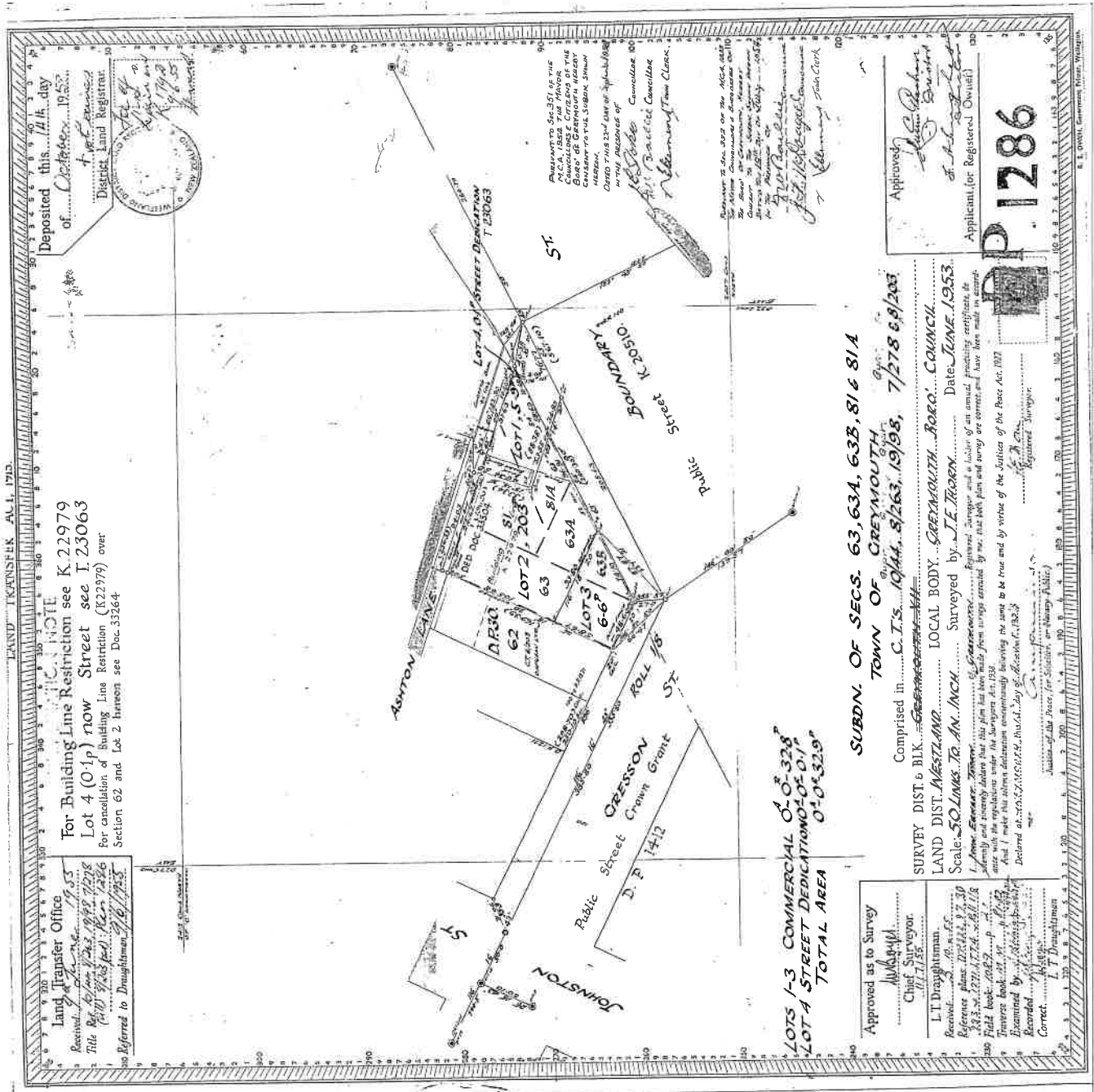

R.W. Muir
Registrar-General
of Land

Identifier **WS1A/157**
Land Registration District **Westland**
Date Issued 13 December 1962

Prior References
WS60/22

Estate Fee Simple
Area 149 square metres more or less
Legal Description Lot 1 Deposited Plan 1286
Registered Owners
Development West Coast

Interests
22979 Memorandum of Acceptance imposing Building Line Restriction





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

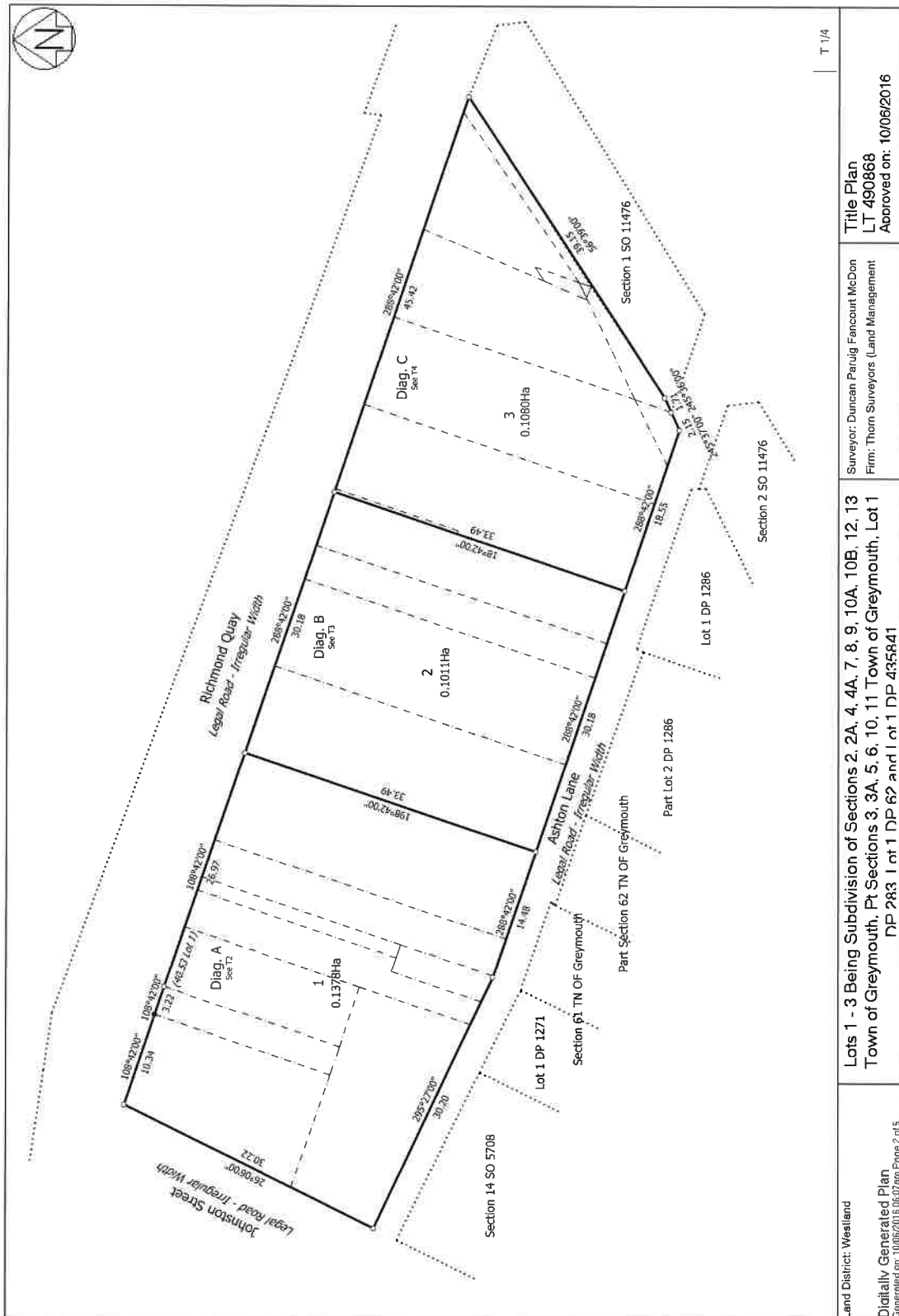
Identifier 709969
Land Registration District Westland
Date Issued 23 September 2016

Prior References
WS2C/522 WS2C/523 WS3A/100
WS3A/142

Estate Fee Simple
Area 1011 square metres more or less
Legal Description Lot 2 Deposited Plan 490868

Registered Owners
Development West Coast

Interests



T 1/4

<p>Land District: Weaileland</p> <p>Digitally Generated Plan</p> <p>Generated on: 10/06/2016 06:07:26m Page 2 of 5</p>	<p>Lots 1 - 3 Being Subdivision of Sections 2, 2A, 4, 4A, 7, 8, 9, 10A, 10B, 12, 13 Town of Greymouth, Pt Sections 3, 3A, 5, 6, 10, 11 Town of Greymouth, Lot 1 DP 283, 1 of 1 DP 62 and 1 of 1 DP 435841</p>	<p>Surveyor: Duncan Parcuig Fencourt McDon Firm: Thom Surveyors (Land Management)</p>	<p>Title Plan LT 490868 Approved on: 10/06/2016</p>
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

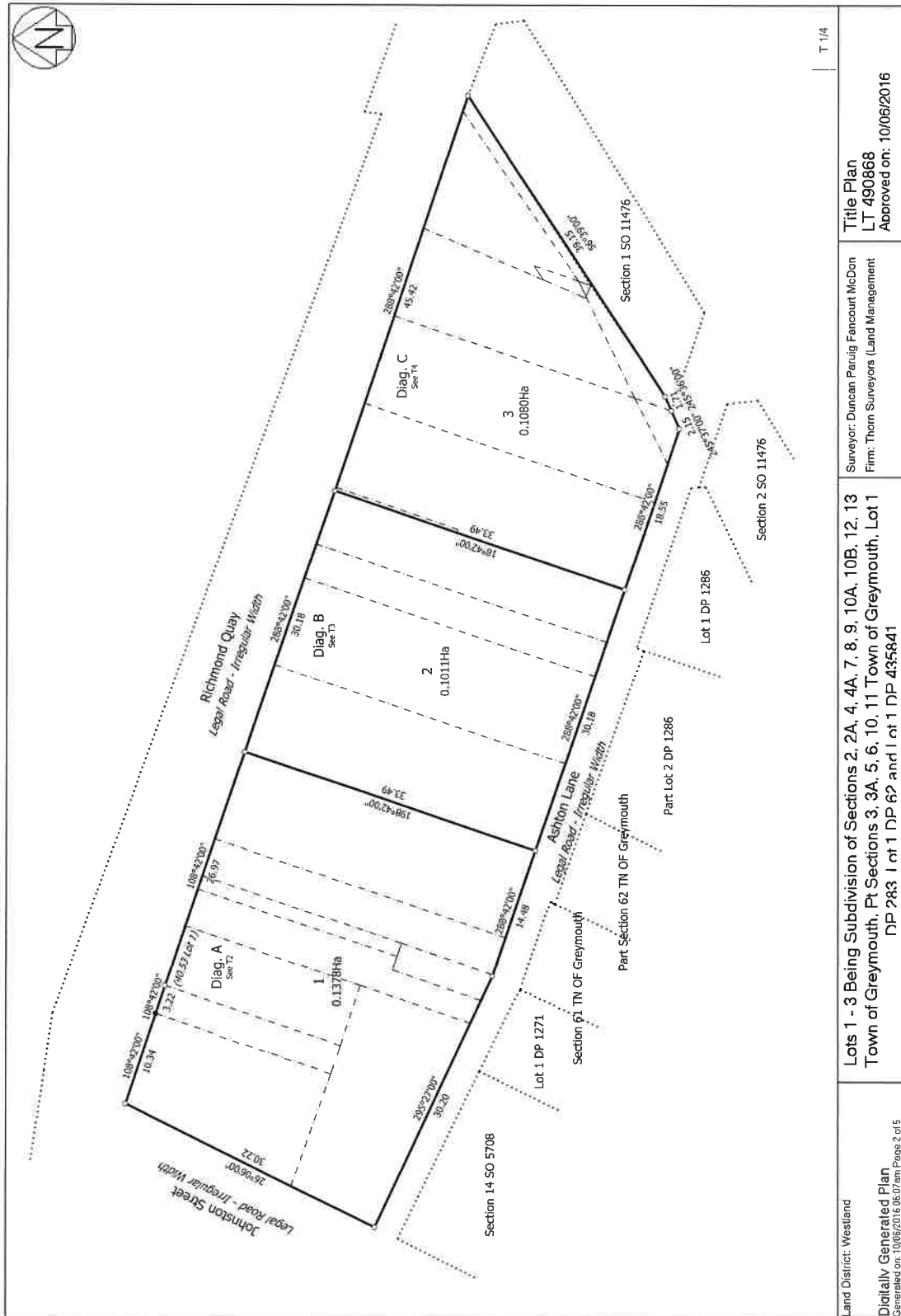
Identifier 709970
Land Registration District Westland
Date Issued 23 September 2016

Prior References

WS2C/1264 WS2C/522 WS2D/1131
WS2D/1134 WS2D/1165

Estate Fee Simple
Area 1080 square metres more or less
Legal Description Lot 3 Deposited Plan 490868
Registered Owners
Development West Coast

Interests



T 1/4

<p>Land District: Westland</p> <p>Digitally Generated Plan</p> <p>Generated on: 10/06/2016 06:07 am Page 2 of 5</p>	<p>Lots 1 - 3 Being Subdivision of Sections 2, 2A, 4, 4A, 7, 8, 9, 10A, 10B, 12, 13 Town of Greymouth, Pt Sections 3, 3A, 5, 6, 10, 11 Town of Greymouth, Lot 1 DP 283 1 of 1 DP 62 and 1 of 1 DP 435841</p>	<p>Surveyor: Durcan Parig Fancourt McDon Firm: Thorn Surveyors (Land Management)</p> <p>Title Plan L.T. 490868 Approved on: 10/06/2016</p>
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HAIL Correspondance
confirmation.

Jodie White

From: Kayla Sims <kayla.sims@wrc.govt.nz>
Sent: Wednesday, 22 February 2023 2:28 pm
To: Jodie White
Cc: Emma Perrin-Smith
Subject: RE: 2 Richmond Quay Greymouth - HAIL report
Attachments: Richmond Quay.png

Hi Jodie

Please see attached, the Red square is on the hail register. 2 Richmond Quay does not appear on the HAIL register
If you require any further information please contact us.

Kind regards
Kayla

From: Jodie White <jodie@rmdesigns.co.nz>
Sent: Wednesday, 22 February 2023 2:15 PM
To: Kayla Sims <kayla.sims@wrc.govt.nz>
Cc: Emma Perrin-Smith <emmaps@wrc.govt.nz>
Subject: RE: 2 Richmond Quay Greymouth - HAIL report

This email is from an external sender. Please be careful with any links or attachments.

Titles attached for location we are wanting the Hail to cover

Regards

Jodie White
RM Designs

P 03 354 6341
M 0273503018

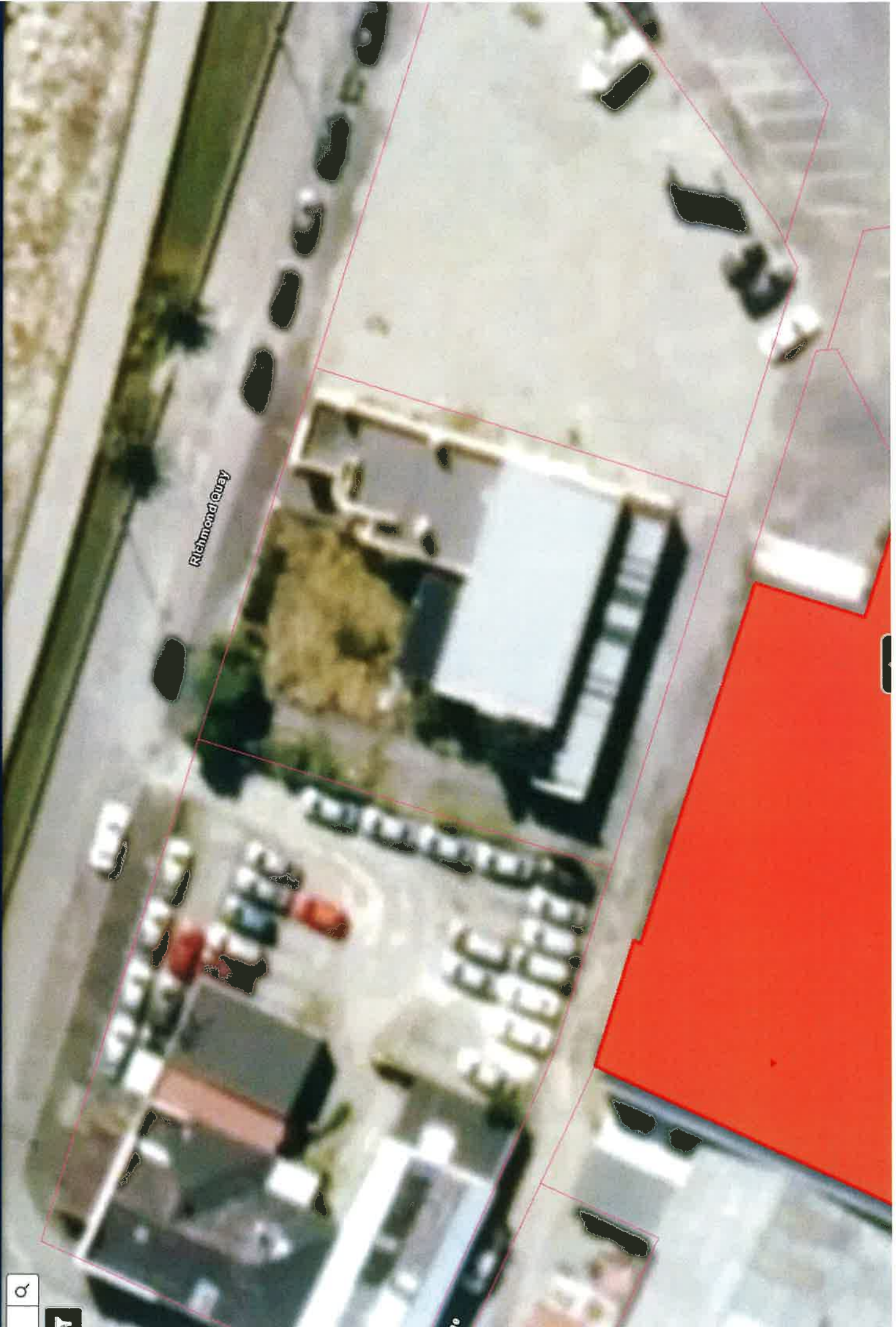
My office hours: Monday – Thursday

From: Kayla Sims <kayla.sims@wrc.govt.nz>
Sent: Wednesday, 22 February 2023 2:11 PM
To: Jodie White <jodie@rmdesigns.co.nz>
Cc: Emma Perrin-Smith <emmaps@wrc.govt.nz>
Subject: RE: 2 Richmond Quay Greymouth - HAIL report
Importance: High

Good afternoon Jodie

Can you please provide us with an valuation number / screenshot of the property so we can look this up for you.

Kind regards
Kayla



Richmond Quay

FC
ELECTRICAL