

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.

The application is to regularise the use of Lot 1 DP 3542 for the purpose of excavator dismantling, sales of parts and machine repair. The activity is industrial by definition in the Grey District Plan and was originally undertaken under permission granted in 1991 by Council. As time has proceeded the activity is has moved out of scope and scale of the original permission and the landscape provisions were not met. The business is now under new ownership who now seeks to regularise the activities on site since being triggered by a Building Consent to build a new shed and understanding that the matters need sorted. Please see the supporting document for further information.

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

Monday to Friday 8am to 6pm

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

The business supports 3 full time staff and 2 part time staff

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.

There is a building consent application with GDC for a new shed to help with storage and provide more workspace. There are two buildings currently used for storage which the applicant would like permission to lease out under the same conditions as his business and the main building is workshop, storage, office and lunch room space. Please see the supporting document for further information.

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.

There is a small amount of planting on the front boundary at the western end to the gateway. The intention is to plant out approximately 93m of road frontage in flax and native shrubs to soften the visual effect of the site. Please see the supporting document for further information.

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

The stored excavators which have either been stripped and are awaiting removal or are present to use for spare parts are visible from the adjoining state highway and the houses opposite. Please see supporting document for further information.

Is there any outdoor lighting proposed?

The building has one standard security light which points toward the gateway on the northeast end of the building.

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.

Based on Grey District Plan Standards approximately 7 car parking spaces are required on site. Given the 37 hectares that the property spans this is easily achievable. There is ample room for on site maneuvering with all vehicles able to drive off site in a forward facing direction. Please see supporting document for further information.

What is the surfacing material for parking and maneuvering areas?

The surface area of the entire yard is compacted gravel.

Vehicle movements will be at a rate of 1 (max) heavy vehicle movements per week, And 35 regular vehicle movements per week.

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. **There will be no new entranceways.**

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.)*

The noise outputs include the irregular operation of excavators while moving around site, machinery within the workshop shed and the process of parts removal. The noise of the excavators would be the loudest and most likely to be heard off-site but does not occur often. Please see supporting document for more information.

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.)*

There is ample space on site to provide for the 7 required parking spaces. Please see supporting document for more information.

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

Yes there is sufficient space provided for maneuvering and queuing. Please see supporting document for more information.

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

N/A

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

It is not considered that the vehicle movements to the site are beyond that anticipated for the state highway. Please see supporting document for more information.

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

The existing entranceway will remain. Please see supporting document for more information.

CONTACT DETAILS

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