



# Application for Land Use Consent

LADD Properties Ltd

APPLICATION FOR RESOURCE CONSENT –

Industrial Activity – General Rural Zone - Lot 1 DP 3542, Section 1  
SO 11923 and Lot 1 DP 3737

November 2024

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All correspondence should be sent to the agent in the first instance.

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Signature:



Director

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# 1. Executive Summary

- 1.1 Aaron and Ashley of LAAD Properties Limited purchased the business and property believing that all permissions were in place and being adhered to. Intending to add value to their business, gain more indoor space and eventually lease the storage sheds they began the process of erecting a new shed. Through the Council process the requirement for a resource consent was raised and the need to address outstanding conditions became apparent.
- 1.2 It is noted that the activity would have increased in scale and intensity since it was first established but given the owners were not the ones who set the business up it is difficult to know exactly what the extent of that increase is. Also the existing permission was issued under legislation that is no longer relevant and the activity should be bought under the RMA 1991 and the Operative District Plan.
- 1.3 It is understood that Council reached out to the previous owners regarding a lack of planting on the front boundary which was a requirement of the original permission. The owners now wish to rectify this and have purchased indigenous species (harakeke and pittosporum) to soften the visual effects on the front boundary.
- 1.4 This application seeks to tidy up the previous permissions including signage consent into one application and resource consent process along with the new shed and ability to lease the two storage sheds on site under the same conditions as the current activity.
- 1.5 Resource consent is required, the exceedance of gross ground floor area of non-rural activities and the over height sign are Discretionary activities under the Grey District Plan.
- 1.6 Access is obtained through an existing formed and authorised accessway.
- 1.7 In summary, this Assessment of Environmental Effects (AEE) report considers the effects of the proposal and determines that the proposal will have less than minor adverse effects on the environment.
- 1.8 The proposal accords with the purpose and principles of the Resource Management Act 1991 (RMA) and accords with the definition of sustainable management.

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## 2. Application Site and Surrounding Environment

### Site Details and Background

- 2.1 Lot 1 DP 3542, Section 1 SO 11923 and Lot 1 DP 3737 are located at 300 Omoto Road on the true left of the Grey River. The property is approximately 37.7ha and is an operational excavator parts business.



Figure 1: Lot 1 DP 3542, Section 1 SO 11923 and Lot 1 DP 3737– Grey District Council IntraMaps

- 2.2 The site is surrounded by forestry, rough grazing and housing with the Kaita School across the State Highway toward the west of the site.

- 2.3 There are four buildings on the property. One of which is built on a title boundary. All of the titles are held together and a note is required on any building consent to ensure that no title can be sold on its own.
- 2.4 The site is located approximately 3km east of Greymouth at the beginning of Kaiata and is accessed off Omoto Road/State Highway 7.
- 2.5 The site is zoned Rural in the Operative Grey District Plan (ODP) and General Industrial Zone in the proposed Te Tai Poutini Plan (pTTPP). With a Pounamu Management Area Overlay.



Figure 2: TTPP map showing General Industrial Zone over site location

- 2.6 The activity site is listed on the WCRC SLUS register as a verified HAIL site due to vehicle refuelling, service and repair and engine reconditioning workshops, however the risk is not quantified. As the property has never changed use and activities have remained within the permitted standards of the NES there has been no reason to undertake a detailed site investigation.



Figure 3: Map provided by WCRC from SLUS information

### 3. The Proposal

#### Overview

- 3.1 The site has operated as a parts business since at least 1991. The scope of the business and land area has increased over time and needs to be tidied up through a new consent process.
- 3.2 The business consists of three buildings. Two of which are currently used for storage and the application would like to be able to lease out in future to similar or complimentary businesses. As such the application will include maximums for all activities proposed on the site.
- 3.3 A fourth building is to be constructed alongside the workshop building to provide more indoor space (see appendix 3 – Building Location Plan and appendix 4 – New Shed Plan). The new shed will be 15m deep with an 18m long frontage and 3 bays. It will be approximately 6.22m high with a gross ground floor area of 270m<sup>2</sup>.



#	Purpose	m2
1	Workshop	319
2	Storage container	18
3	New workshop	270
4	Storage container	18
5	Storage container	18
6	To Lease	149
7	To Lease	132
<b>Total GGF</b>		<b>924</b>

Figure 3: Building Location Plan and Gross Ground Floor Area Table

Industrial Activity

3.4 The Operative District Plan would consider this to be an industrial activity being associated servicing, maintenance, repair, distribution and storage of goods.. It was permitted by agreement in Council in 1991 and has grown in scale and intensity since that time.

Leasing of Storage Buildings

3.5 The leasing of storage buildings would be expected to be conditioned to meet the same requirements as the existing activity with the exception of increased traffic movements as discussed below. To be complimentary to the existing business, the scope of leasees should not be limited, but the hours of operation, light and noise outputs would not be beyond the current activity.

Hours of Operation

3.6 The hours of operation are a maximum of 8.00am to 6pm Monday to Friday.



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Vehicle Movements

3.7 Vehicle movements currently include up to 5 staff vehicles an average over the week of two customer vehicles per day. With the intention of leasing out the two storage buildings on site consideration of up to 20 vehicle movements per day for each building totalling a maximum of 47 vehicle movements to and from the site per day. This would be well under the permitted standard of 100 vehicles per day. Heavy vehicle movements are infrequent and generally when the scrap metal truck visits. The site would meet the permitted standard of less than 20 heavy vehicles per day.

Access

3.8 The business has an existing formed and approved access on to the State Highway. This is considered to be safe and sufficient for the current and anticipated increase in vehicle movements.

Signage

3.9 The signage is onsite, exceeds 2m and was authorised in 2007 under document number 1665. To tidy up permissions on the site it is requested that the sign be included in this application process and the 2007 permission be surrendered.



Figure 4: Authorised Sign

Services

3.10 There is reticulated water, sewer and electricity at this site. There is no requirement to upgrade any of these service resulting from this Consent process.

Gross Ground Floor Area and Height of buildings

3.11 Gross Ground Floor Area of buildings considered to be non- rural activity is 924m<sup>2</sup> far exceeding the permitted rule of 100m<sup>2</sup>. Buildings do not exceed the permitted standard of 10m in height.

Lighting

3.12 The workshop has a security light on the north east corner pointing across the yard toward the access gate. This does not shine beyond the property boundary. There is no light spill on adjacent properties. The new workshop may have a security light fitted but is situated at least 30m from the nearest property boundary (being front) and would not spill beyond the property.

Visual

3.13 It is noted that the original permission for the activity required landscape planting at the front boundary of the property. The property is on a hill and the booms of orange excavators are very prominent from the State Highway. On speaking with Grey District Council Planning Department it was confirmed that while full screening of the property would not be possible the visual softening of planting the front boundary would be very beneficial. The applicant has sourced 45 Harakeke (Flax) and 45 Pittosporum (Lemonwood) from an eco-sourced nursery. These will be planted east of the access gate along the top of the bank between the old fence line and the property boundary. These have been chosen due to their resilience, ability to bulk out, speed of growth and ability to be maintained all lending themselves to being a successful visual softener

Hazardous Activities and Industries List (HAIL) Status

3.14 The site is a verified HAIL site due to vehicle refuelling, service and repair and engine reconditioning workshops, however the risk is not quantified. As the property has never changed use and activities have remained within the permitted standards of the NES there has been no reason to undertake a detailed site investigation. See further explanation under the NES assessment.

Proposed conditions of consent

3.15 The applicant anticipates that standard consent conditions relating to signage and industrial activity in the Rural Environmental Area will be imposed.

## 4. Statutory framework and Assessment

Purpose and Principles of the Resource Management Act (RMA)

- 4.1 The purpose of the RMA, as set out under section 5 (2) is to promote the sustainable management of natural and physical resources. The relevant matters in Sections 6, 7 and 8 of the RMA also require consideration.
- 4.2 Section 5 provides the purpose of the Act, which is sustainable management of natural and physical resources. Sustainable management is then defined as the following:

*“sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*

- *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- *avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

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4.3 This application demonstrates, through the following assessment of environmental effects, that it is consistent with the purpose of the RMA (1991) as outlined in Section 5 of this report. The activity will provide for social well-being through supporting the ongoing employment of three full time and two part time staff as well as providing a service to the many excavator based businesses needing the parts. It will also open up new industry by leasing out the storage sheds.

4.4 Section 6 of the RMA (1991) outlines matters of national importance that all persons shall recognise and provide for when exercising functions and powers under the Act in relation to managing the use, development and protection of natural and physical resources.

4.5 Section 7 outlines other matters that all persons exercising powers and functions under the RMA (1991) shall have particular regard to. The following matters have been identified as relevant to this application:

- (b) *The efficient use and development of natural and physical resources:*
- (c) *The maintenance and enhancement of amenity values:*
- (f) *Maintenance and enhancement of the quality of the environment:*

4.6 Formalising the increased intensity of the business and sign, allowing a new build and the leasing of two storage sheds will create less than minor effects and will therefore not result in unacceptable adverse effects in relation to the matters outlined in sections 6 and 7 of the RMA.

4.7 Section 8 outlines the requirements for the principles of the Treaty of Waitangi to be taken into account when exercising functions under the act. Broadly the principles of the Treaty of Waitangi can be defined as:

- Partnership
- Protection
- Participation

The Principles of the Treaty of Waitangi have been taken into account as a part of this assessment. There are no know Sites of Significance to Maori within the application area, nor any listed sites under the Ngai Tahu Settlement Act 1991. The site is however, covered by the Pounamu Management Area overlay in the proposed District Plan though it is not considered that this activity will breach any requirements of this overlay. It is concluded that the proposal will not be contrary to the above relevant principles and consultation with local Tangata Whenua is not considered necessary.

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4.8 In summary, this application demonstrates that Part 2 of the RMA (1991) has been given effect to when considering the proposed activity. The proposal is therefore consistent with the purpose and principles of the Act and accords with the definition of sustainable management.

Section 95, RMA

4.9 Section 95A of the RMA states that a consent authority must publicly notify an application if:

- The council decides under Section 95D that the activity will have or is likely to have adverse effects on the environment that are more than minor; or
- If the applicant requests it; or
- If a rule or national environmental standard requires it; or
- If special circumstances exist in relation to the application.

4.10 Section 95D of the RMA goes on to require:

*"A consent authority that is deciding, for the purpose of Section 95A(2)(a), whether an activity's adverse effects on the environment may be more than minor –*

*(a) must disregard any effects on persons who own or occupy –*  
*(i) the land in, on, or over which the activity will occur; or*

*(ii) any land adjacent to that land...*

*(b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and*

*(c) in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion*

*(d) must disregard trade competition and the effects of trade competition; and*

*(e) must disregard any effect on a person who has given written approval to the relevant application"*

4.11 Section 95E of the RMA requires a consent authority to decide if any persons are affected by a proposal. I have reviewed the site and the surrounding area.

Given that the activity has not become any more notable off-site than originally permitted it is considered the visual and noise effect would have been anticipated. While the scale of the operation has increased on the property the increase in effects are considered to be contained on-site with no increase to neighbouring properties. As such it is considered that no parties are effected beyond what is anticipated.

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## Consultation

4.12 This application is to regularise activities that have been undertaken for many years under previous legislation and increased in scale and intensity. Consultation has not been undertaken other than with Grey District Council as it is not considered that effects are beyond those anticipated.

## Section 104, RMA

4.13 Section 104 of the RMA requires that the relevant provisions of the relevant operative and/or proposed plan(s), or any other matter the consent authority considers relevant and reasonably necessary, to be considered when assessing an application. In this instance, the most relevant planning documents that require consideration are:

- National Environmental Standard for Assessing and Managing Contaminated Soil to Protect Human Health
- The West Coast Regional Policy Statement (RPS)
- The Grey District Plan
- Proposed Te Tai O Poutini Plan (pTTPP)

## National Environmental Standard for Assessing and Managing Contaminated Soil to Protect Human Health

The area of activity is on the WCRC HAIL list as a site known to undertake vehicle refuelling, service and repair with engine reconditioning workshops. The foundations for the new shed have been dug out as per engineer recommendation to a depth of 500mm. The area is 15m x 18m x 0.5m being 135m<sup>3</sup>. The permitted activities in the NES allows soil disturbance of up to 25m<sup>3</sup> per 500m<sup>2</sup>. The property is approximately 377,000m<sup>2</sup>. The excavated material has remained on site, was reinstated to an erosion-resistant state within one month and the land use has not changed. The disturbed area has been capped with the shed foundation. It is considered that the permitted standards of the NES are met and this is a permitted activity.

## West Coast Regional Coastal Policy Statement (RPS)

The Policies and Objectives of Part 4, Resilient and Sustainable Communities, of the RPS is relevant to this rural land use application.

## Assessment

The purpose of the application is to regularise existing activity including the addition of a new workshop and ability to lease buildings out under the conditions of the current activity in the Rural Environmental Area with on-site signage. The activities have been established on this property since 1991 with no known negative effects other than the need for visual softening on the road frontage. Sustainability of the community is not compromised through inappropriate fragmentation of communities.

Operative Grey District Plan

4.16 Parts of the Plan relevant to this application:

Objective 8.3	<i>Traffic safety and the visual amenity of the District are not adversely affected by signs and outdoor advertising.</i>	The sign is clear and safe for road users while being simple and complementary to the adjoining activity ensuring that it does not detract from visual amenity. This Objective is met.
Policy 8.4 2., 3.	2. <i>Signs should relate to a particular activity or use of land or buildings on the site and have dimensions that are appropriate to the surrounding environment.</i> 3. <i>Signs should be simple, clear in the message conveyed, and not cluttered and should be located according to safety criteria.</i>	The sign is over height which given the topography of the land ensures that it is clearly visible. It is located on site and directly related to the business being undertaken. These Policies are met.
Objective 9.3	<i>The adverse effects of natural hazards on people, property and the environment are avoided, or mitigated.</i>	The activity site is in a flood free and erosion free location having been established on a flat raised area of the property. This Objective is met.
Policy 9.4 3., 4.	3. <i>Development should not occur in areas that are prone to natural hazards, unless the applicant has shown adequate avoidance or mitigation of natural hazards.</i> 4. <i>An assessment by an appropriately qualified person will be required, where appropriate, for resource consent applications.</i>	The site was determined to be a safe location for the development of the activity when the permission was originally granted. There is no evidence during this time that hazard risk has increased. Given the flood and erosion free nature of the activities location and the operation existing for approximately 33 years it is not considered necessary or appropriate to require an assessment. This Policy is met.
Objective 10.5 1., 2., 3.	1. <i>To recognise and provide for the identification and management of those natural and physical resources which are considered important to Tangata Whenua, including Statutory Acknowledgement Areas and nohoanga sites.</i> 2. <i>To recognise and provide for Tangata Whenua access to their traditional food gathering sites and the adequate protection of these from any use or development that may threaten such resources.</i>	There are no known sites of significance or resources of significance to Tangata Whenua other than the potential for the presence of pounamu. The activities under application will not disturb pounamu if it is present.

	<i>3. To protect culturally significant sites, such as burial grounds, tapu sites and other taonga throughout the District.</i>	These Objectives have been met.
Policy 10.6 1., 2., 3., 4., 5.	<i>1. Natural and physical resources that are important to Tangata Whenua including Statutory Acknowledgement Areas and nohoanga sites, will be identified and managed to avoid, remedy or mitigate adverse effects that could affect such resources. 2. Where landuse activities have the potential to adversely affect the natural environment, Council will look to ensure the restoration and retention of the natural environment as a condition of Council consent. 3. The protection of Maori food-gathering sites (mahinga kai) and access to such sites, will be a consideration in the resource consent process. 4. Council will endeavour to provide for the protection of all culturally significant sites. 5. An on-going and active relationship between Tangata Whenua and Council will be sought to further Iwi input into resource management decisions.</i>	As above there are no known matters of significance to Tangata Whenua other than the potential for pounamu to be present. It is considered that the activity under application will not disturb pounamu if it is present. These Policies are met.
Objective 11.3	<i>1. To prevent or mitigate the actual and potential effects arising from the storage, use, disposal and transportation of hazardous substances.</i>	Waste oil is kept in suitable containers and collected by a waste oil company for responsible disposal. This Objective is met.
Policy 11.4 1., 2.	<i>1. Hazardous substances should be securely contained during their use, storage and transport so as to prevent escape. 2. Hazardous substances should be disposed of in an environmentally acceptable manner.</i>	As above the waste oil is securely contained and disposed of by a professional waste oil collection company. The Policies are met.
Objective 12.3 2.	<i>2. The safe and efficient use of the District's transport infrastructure.</i>	The existing access was purposely designed and formed to meet the safe and efficient need of the roading network. This Objective is met.
Policy 12.4 1.	<i>1. Access, off-street parking and loading, and the intensity of activities should not adversely affect vehicle and pedestrian safety and efficiency.</i>	There is ample room on site the approximately 37.7m <sup>2</sup> property for off street parking and loading so as not to affect vehicle or pedestrian safety. This Policy is met.
Objective 19.3 1., 2.	<i>1. The management of resources in the rural environment in a manner that enables people and communities to carry out a variety of activities while ensuring that the resource base is sustainable for</i>	The operation of the excavator parts business provides a service to many industries within the community and

	<p><i>future generations and maintaining the life supporting capacity and healthy functioning of ecosystems.</i></p> <p><i>2. The retention of the character of the rural environment in which existing amenities include its openness and spaciousness, natural features and presence of indigenous vegetation.</i></p>	<p>provides employment to staff. There is no increased impact on ecosystems and the planting of native vegetation will increase the ecological value of the area. The area of land being used for the industrial activity is approximately 9,700m<sup>2</sup> out of 377,000m<sup>2</sup> being approximately 2.6% of the land area. The remaining land is covered in regenerating punga and other colonising species retaining the character of the Rural environment. These Objectives have been met.</p>
<p>Policy 19.4</p>	<p><i>1. Activities should not significantly reduce the long-term potential or availability of the natural and physical resource.</i></p> <p><i>2. New activities should not adversely impact on the operation of established activities provided that any effect generated by the established activity does not give rise to a nuisance that would not normally be expected in a rural working environment.</i></p> <p><i>3. A wide range of activities are carried out in a manner that avoids, remedies or mitigates adverse effects, including those referred to in Policies 4 - 5.</i></p> <p><i>4. Patterns of subdivision and development should ensure that the openness of the rural environment is retained. The bulk and location of structures should not effect the character of the rural area or affect the amenities of adjoining properties.</i></p> <p><i>5. Activities should not adversely affect the amenities of the rural area or adjoining properties in terms of such matters as effluent disposal, noise, traffic generation, air emissions, odour, shading and visual impact.</i></p>	<p>The activity has been carried out for more than 30 years with no know impacts on surrounding activities. The extensive nature of the balance property will ensure that the amenity of the rural area is retained. These Policies are met.</p>
<p>Rules</p>		
<p>Item 19.7 16. Non-Rural Activity</p>	<p><i>i) Non rural activities are permitted if:</i></p> <p><i>(a) The maximum floor area for any non-rural activity is a maximum of 100m<sup>2</sup> provided that this shall not apply to fire stations.</i></p>	<p>Noise outputs and traffic movements will be within the permitted standards however gross ground floor area of a non-rural activity is exceeded. The approximate gross ground</p>



	<p>(b) The maximum number of permitted vehicle trips generated by an activity on a site is: Heavy Vehicles 20 per day Other Vehicles 100 per day</p> <p>(c) Any activity shall be conducted such that the following noise limits are not exceeded at any point within the notional Boundary of any dwelling in the Rural or Rural Residential Environmental Area and at the boundary of a site in the Residential and Township environment areas, other than the site from which the noise is created. (i) Rural Environmental to Rural Environmental and Township Environmental Monday to Saturday 0700 hrs to 2200 hrs 55dBA L10 2200 hrs to 0700 hrs 45dBA L10 Sunday 45dBA L10 • 75 dBA Lmax all days between 2200 hrs and 0700 hrs and (ii) Rural Environmental to Residential Environmental and Rural Residential Environment Monday – Friday 2200 hrs to 0700 hrs 45dBA L10 0700 hrs to 2200 hrs 55dBA L10 Saturday 1700 hrs to 0800 hrs 45dBA L10 0800 hrs to 1700 hrs 55dBA L10 Sundays 45dBA L10 • 75dBA Lmax all days between 2200 hrs and 0700 hrs</p>	<p>floor area calculated for the site is 924m<sup>2</sup>. Rule 16 i) a) is not met and therefore the activity is considered to be Discretionary.</p>
<p>Item 20 1. Applicable to signs through the district</p>	<p>(e) Signs erected under (b) - (d) shall also comply with the following: • the height requirements for buildings in the relevant environmental area.</p>	<p>The sign meets all standards under this rule other than meeting the building height for the zone. The sign is taller than 10m hence the existing resource consent.</p>
<p>3. Signs in Residential, Rural Residential and Rural Environmental Areas</p>	<p>(i) Signs in the Residential, Rural-Residential and Rural Environmental Areas are permitted if: (a) They are limited to advertising a legally established activity, located on the site on which the activity occurs, and advertise only services, products or events available or occurring on the site. (b) They are placed no more than 3 metres above ground level or be no higher than the eaves of a building to which they relate, whichever is the lesser. (c) The total area of signs on any site shall not exceed the following maximum areas: ... • 2m<sup>2</sup> in Rural Environmental Area. • For the purposes of measuring the area of any sign, a</p>	<p>The sign does not meet height rules. The amount size and placement of wording is permitted however the sign is placed more than 3m above ground.</p>

	<p><i>doublesided sign shall be measured as the area of one side only.</i></p> <p><i>(e) Where adjoining a State highway in the Rural-Residential or Rural environmental areas they are limited to a maximum of six words and/or symbols, with a maximum of 40 characters and are located at right angles to the State highway.</i></p> <p><i>(f) Signs comply with the height requirements for buildings for the relevant environmental area.</i></p> <p><i>(g) In areas where the speed limit is greater than 70 km/hr, signs have a minimum lettering height of 160mm, and all signs and their messages are</i></p>	
<p>Table 24.1 Minimum Parking Space Requirements</p>	<p><i>INDUSTRIAL - 2 spaces per 100m<sup>2</sup> gross floor area</i></p>	<p>Ample space is available for the required 18 carparks although given the nature of the business it is very unlikely that 18 vehicles would ever be on site at the same time. As there have been no vehicle issues and the space is abundantly obvious, the parks are not marked and manoeuvring curves are not shown. All vehicles have room to turn on site and ensure they leave the property in a forward facing direction.</p>
<p>24.2.8 Loading Areas</p>	<p><i>24.2.8.1 General Requirements</i>  <i>Provision shall be made in respect of all buildings, and land uses for loading and unloading of goods, and for the use of land and buildings. All such activity shall take place on the site and access shall be such that visibility of traffic entering and leaving the site shall not be impaired. Vehicles shall be able to enter and leave the site in a forward direction.</i></p> <p><i>24.2.8.2 Counting of Parking Spaces</i>  <i>A loading space shall be counted as a parking space according to the number of vehicles the bay is capable of accommodating conveniently when in use as a loading bay.</i></p> <p><i>24.2.8.3 Surface of Parking and Loading Areas</i>  <i>The surface of all parking, loading and trade vehicle storage areas (except parking areas for residential units requiring less than three spaces) shall be formed, sealed or otherwise maintained so as not to create a dust or noise nuisance. The first 5.5m of such areas (as measured from the road boundary) shall be formed</i></p>	<p>There is ample space for loading and unloading of goods on the property without disruption to the state highway. The parking and loading areas are surfaced in compacted gravel which is free from holding water. The landscaping at the front of the property is much higher than the property entrance and will not cause a visual issue for access and egress of the site. It is considered that as a formed and functioning access and parking area there are no issues with loading areas or access.</p>

	<p><i>and surfaced to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road or service lane. All stormwater from parking areas shall be collected on site and piped or channelled to an approved stormwater disposal system.</i></p> <p><i>24.2.8.4 Landscaping</i></p> <p><i>Landscaping shall not adversely affect the visibility of motorists leaving a site or create an unsafe environment for persons using the car park or the adjacent footpath. Where parking areas for five or more vehicles are provided within or adjoining residential areas, such parking shall be effectively screened on all sides.</i></p>	
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Assessment

Due to the activity not meeting the gross ground floor requirement for non-rural activity and the sign being over height, the application is considered to be DISCRETIONARY.

Proposed Te Tai o Poutini Plan (pTTPP)

The site is within the Light Industrial Zone which supports low impact industrial activity such as workshops, panel beaters and in this case dismantlers and maintenance businesses as light industrial activities. The wider property is approximately 37.7ha and is zoned Rural Lifestyle Zone. The Light Industrial Zone on this part of the property was intended to recognise and protect the existing activity. A Pounamu Management Area Overlay is also present. This is not a site listed under schedule 3 as a specific Site of Significance to Māori. There are no hazard overlays associated with this site.

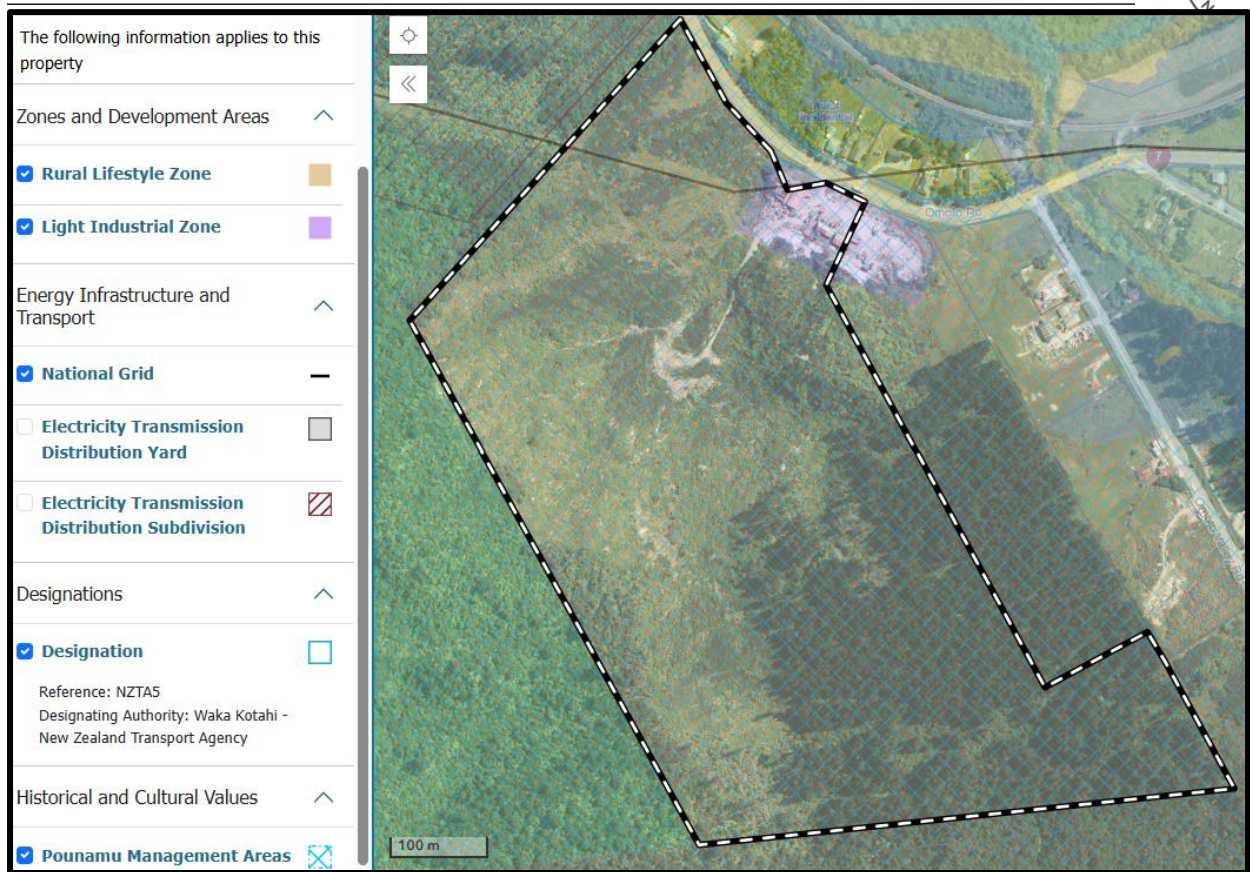


Figure 5: Aerial Plan showing Zoning TTPP ISO Map 2024

The following parts of TTPP are relevant to this application:

INF-P5	Minimise the <a href="#">effect</a> of <a href="#">stormwater</a> run-off associated with development <a href="#">activity</a> , including requirements for onsite detention, upgrades to pump networks and roadside drainage networks where necessary, to reduce flooding risk to roads and property	Stormwater will continue to be managed appropriately on-site. This Policy is met.
TRN-O5	To ensure that the provision of safe and efficient parking, loading and access is consistent with the character, scale and intensity of the zone, the roading hierarchy and the <a href="#">activity</a> being undertaken	Given the generous sight lines in exceedance of 100m in each direction, it is considered that the existing access is safe and efficient. This Objective is met.
TRN-P2	Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the <a href="#">road</a> does not occur in situations which will compromise: <ul style="list-style-type: none"> <li>a. The safe, effective and efficient operation of roads including State Highways; or</li> <li>b. Pedestrian access and amenity; or</li> <li>c. Safe and functional access.</li> </ul>	The location of the access given approximately 100m sight lines in either direction. It is considered that it is safe and well situated. There is adequate room to manoeuvre onsite and exit the property in the appropriate forward facing manner. This Policy is met.

INZ-O1	To provide for the efficient and effective operation and development of industrial activities in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of <a href="#">adjoining</a> areas.	While it is an existing activity it is considered that the site allows for effective operation and development of the industrial activities without compromising amenity of adjoining areas other than t The State Highway which will be planted. This Objective is met.
INZ-O2	To encourage new industrial development to locate within INZ - Industrial Zoned <a href="#">land</a> , and where new <a href="#">land</a> is proposed for industrial zoning or uses ensure that this development maximises the efficient use of existing <a href="#">infrastructure</a> and where such <a href="#">infrastructure</a> does not exist, the development of new <a href="#">infrastructure</a> to the standards required by the Council and Te Tai o Poutini Plan.	The land has been zoned as light industrial to protect the activity including the existing use of infrastructure. This Objective is met.
INZ – P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11	Policies relating to the development of new Industrial Activities	While it is considered that the activity does meet these standards it is questionable as to whether they are relevant as this is an existing Industrial Activity. It is considered that these Policies are met.
SASM-P6	Within the Pounamu and <a href="#">Aotea</a> Management overlay, enable tino rangatiratanga and <a href="#">kaitiakitanga</a> of the pounamu and <a href="#">aotea</a> resource by Poutini Ngāi Tahu and avoid the disturbance or removal of this resource by non-hapū members.	There are no further earthworks planned for the site. While it is unlikely that pounamu will be disturbed the accidental discovery protocols would apply and Ngati Waewae would be contacted. This Policy is met.

## 5. Assessment of effects on the environment

5.1 Section 88 of the RMA requires that the Applicant undertake an assessment of any actual or potential effects on the environment that may arise from the proposal, and the ways in which any adverse effects may be avoided, remedied, or mitigated.

### Effects associated with natural hazards

5.2 It has been assessed that the proposed activity will not be effected by natural hazards beyond that associated with existing conditions on site. The proposed land use will not accelerate, worsen or result in material damage to the land.

### Effects on cultural values

5.3 The activity is occurring within a highly modified environment which is covered by a Pounamu Management Area overlay. However all permitted standards associated with this overlay would be met. The activity will not result in notable impacts upon cultural values and Tikanga Māori practices.

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## Effects on ecosystems

- 5.4 As the proposed activity is occurring in a modified environment, adverse effects upon existing ecosystems will be less than minor. While there is no intention to remove any of the many hectares of vegetation on the wider property there is an intention to use eco-source indigenous plants to plant the front boundary. These will be Harakeke and Pittosporums both of which will provide food and vegetation connectivity to native birds, insects and reptiles therefore improving the ecological value of the site.

## Effects of visual and amenity values

- 5.5 The large block of land which will retain the indigenous vegetation cover which has regenerated will ensure the rural amenity is retained for the wider area. Visual effects of the activity have existed for more than 30 years. The applicant will undertake planting on the property frontage to create a thick buffer of harakeke and pittosporums. As a result the visual effect which currently exists from the State Highway and adjacent properties will be greatly reduced.

## AEE Conclusion

- 5.6 Based on the above assessment, any effects from the proposal are considered to be less than minor overall. The new shed and regularising of existing activities while allowing the storage sheds to be leased within the conditions of the existing activity will result in an optimum use of available land resource for the provision of social well-being.

## Conclusion

- 6.1 The proposed activity will involve a regularising an incremental increase in the industrial use of the site, and over height sign, a new industrial shed and the ability to lease out the two storage sheds. The approval of these activities into one resource consent would protect the existing business and improve the current visual situation. Under the operative Grey District Plan the sign and gross ground floor area of non-rural activities are considered to be Discretionary Activities.

# Appendix 1 -Record of Title



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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **WS8C/626**  
**Land Registration District** **Westland**  
**Date Issued** 03 December 1998

**Prior References**  
WS5D/1284      WS8C/224

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**Estate** Fee Simple  
**Area** 37.7342 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 3542, Section 1  
Survey Office Plan 11923 and Lot 1  
Deposited Plan 3737

**Registered Owners**  
LADD Properties Limited

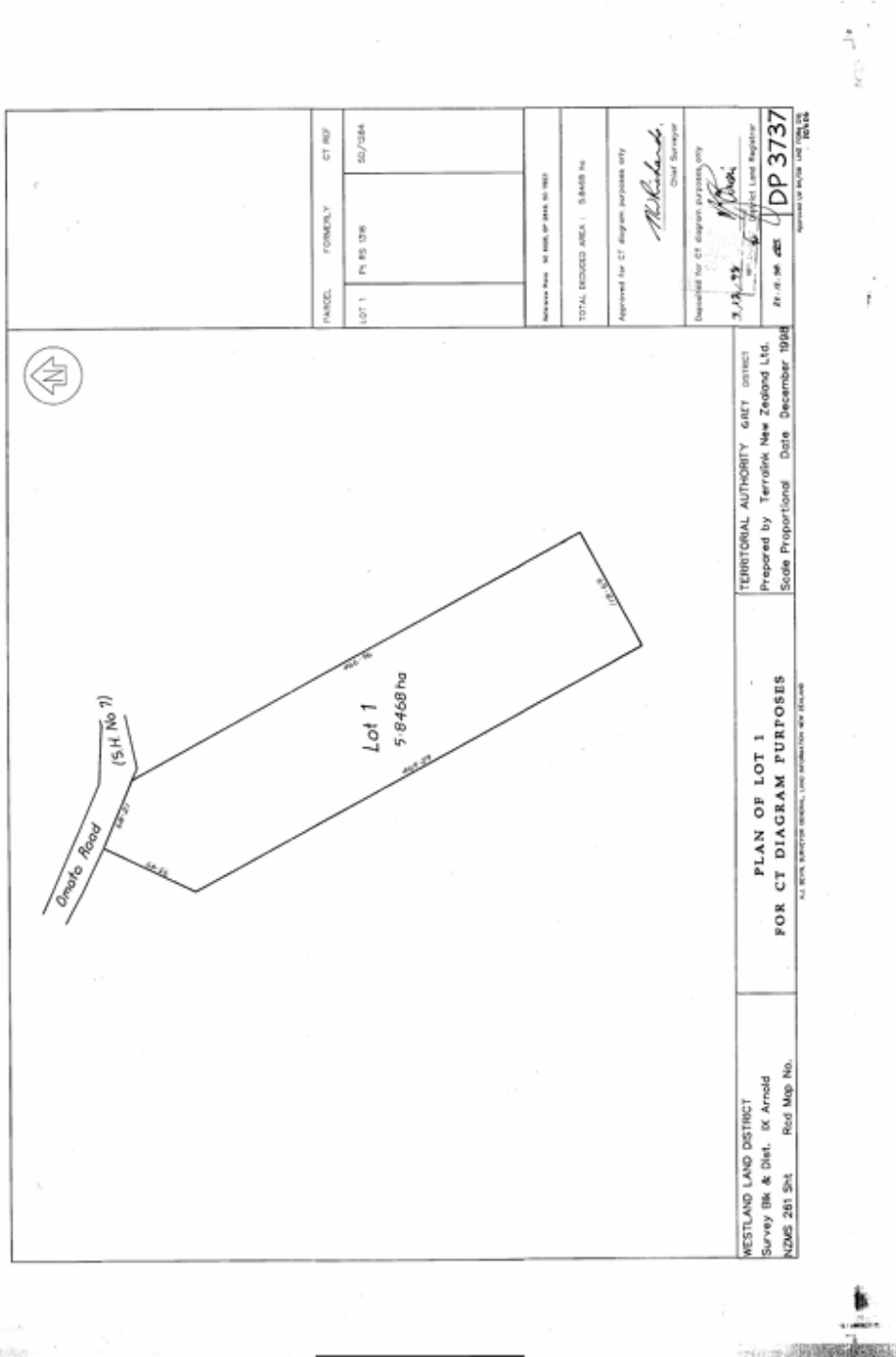
**Interests**

Subject to Part IV A Conservation Act 1987 (affects part)  
Subject to Section 11 Crown Minerals Act 1991 (affects part)  
Subject to Section 120(9) Public Works Act 1981 (affects part)  
Subject to the rules and regulations for mining on private property within the Provincial District of Westland  
86196 Certificate pursuant to Section 641 A(2) Local Government Act 1974 (affects part)  
5802436.2 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Steven Raymond Faulkner - 18.11.2003  
at 9:00 am  
7874382.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER  
IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) - 11.7.2008 at 9:00 am  
12875516.3 Mortgage to ASB Bank Limited - 30.11.2023 at 1:02 pm



Identifier

WS8C/626

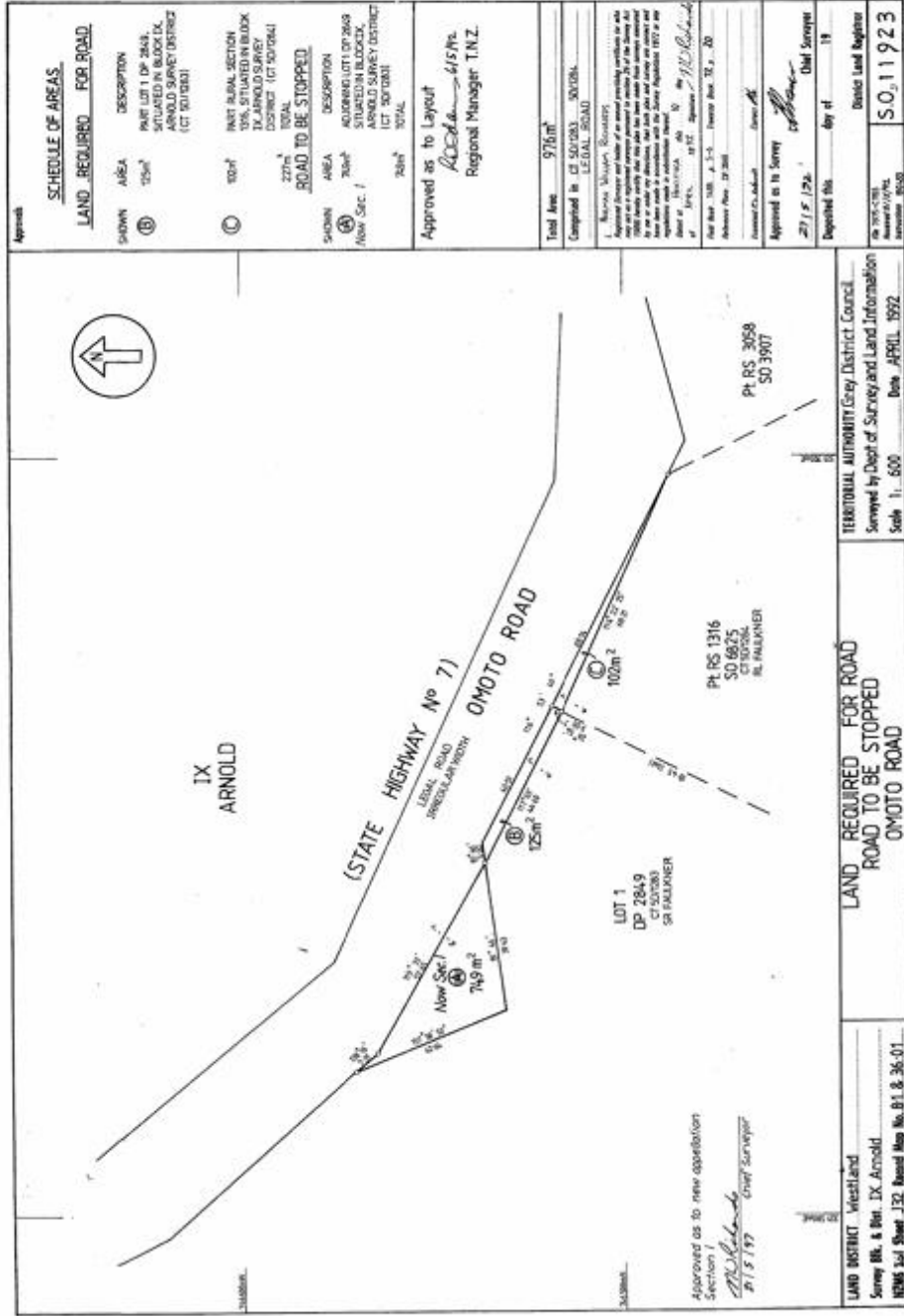


Transaction ID 4128665  
Client Reference

Guaranteed Search Copy Dated 15/10/24 1:15 pm, Page 2 of 4  
Register Only

Identifier

WS8C/626



Transaction ID 4128665  
Client Reference

Guaranteed Search Copy Dated 15/10/24 1:15 pm, Page 3 of 4  
Register Only

Identifier

WS8C/626

<p>NEW CNT ALLOCATED LOT 1 &amp; SEC 1 50 19923 : 8C/224</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">PARCEL</th> <th style="width: 50%;">FORMERLY</th> <th style="width: 50%;">CT REF</th> </tr> <tr> <td>LOT 1</td> <td>PS LOT 1 DP 2849</td> <td>50/2883</td> </tr> </table>	PARCEL	FORMERLY	CT REF	LOT 1	PS LOT 1 DP 2849	50/2883	<p>Address Name: 50 19923</p> <p>Total Deducted Area: 20025 sq</p> <p>Approved for CT diagram purposes only</p> <p>Decided for CT diagram purposes only</p> <p>Date: 12/14/22</p> <p>Drawn by: M. Jones</p> <p>Checked by: L. Wilson</p> <p>DP 3542</p> <p style="font-size: small;">Approved 14/08 14/08 14/08 08</p>
PARCEL	FORMERLY	CT REF						
LOT 1	PS LOT 1 DP 2849	50/2883						
<p>WESTLAND LAND DISTRICT Survey Bk &amp; Dist. IX ARNOLD NZMS 261 SH1 Red Map No.</p>	<p style="text-align: center;"><b>PLAN OF LOT 1 FOR CT DIAGRAM PURPOSES</b></p> <p style="font-size: small;">L. J. BEYER, SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND</p>	<p>TERRITORIAL AUTHORITY GREY DISTRICT Prepared by Terralink New Zealand Ltd Scale Proportional Date JUNE 1997</p>						

Transaction ID 4128665  
Client Reference

Guaranteed Search Copy Dated 15/10/24 1:15 pm, Page 4 of 4  
Register Only

## Appendix 2 – Site Plan Showing Planting



**1 Part Site Plan**  
Scale: 1:500



## Appendix 3 – Building Location Plan



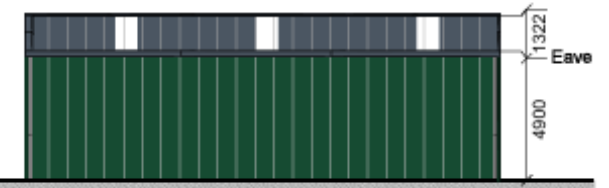
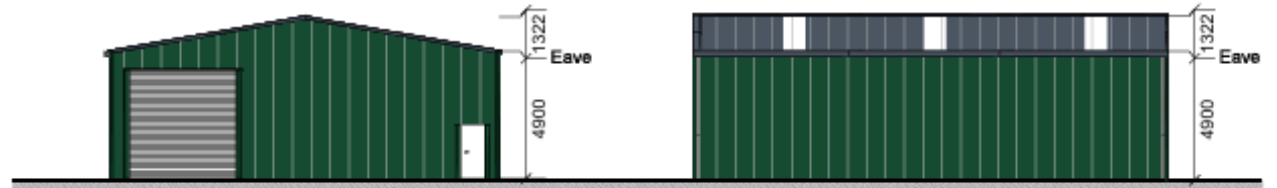
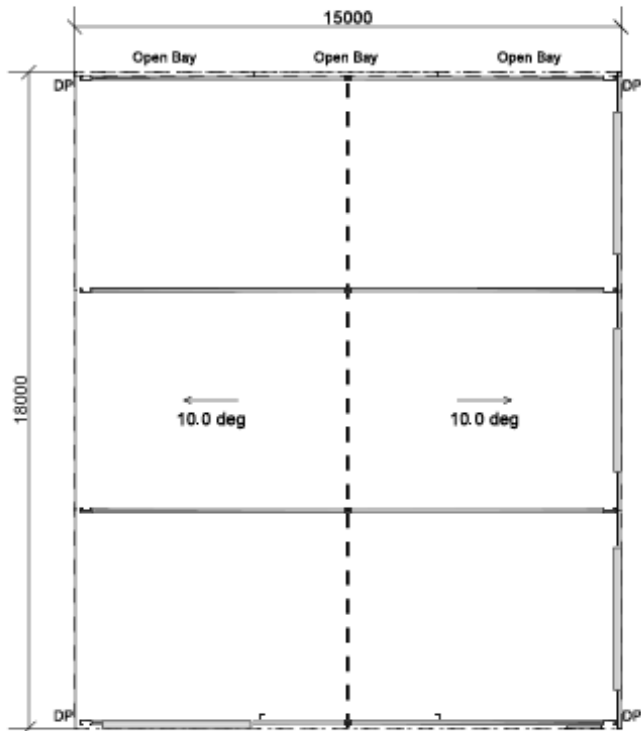
#	Purpose	m2
1	Workshop	319
2	Storage container	18
3	New workshop	270
4	Storage container	18
5	Storage container	18
6	To Lease	149
7	To Lease	132
	<b>Total GGF</b>	<b>924</b>



# Appendix 4 – New Shed Plan



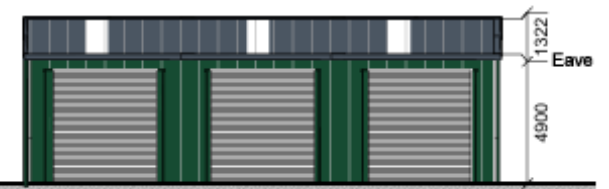
# Plan Sheet




*Smart Steel*

ON BEHALF OF HFC STRUCTURES LTD

NOTE: ONLY THE EXTENT OF WORKS STATED  
IN THE ISSUED PRODUCERS STATEMENT (P9)  
DESIGN HAS BEEN CHECKED FOR  
COMPLIANCE WITH THE BUILDING CODE (B1)



## Plan View

PROJECT NO: <b>P649Q1</b>	CUSTOMER: <b>Ramco Spares</b>	SITE: <b>Greymouth Greymouth</b>	
DATE: <b>19/06/2024</b>	PROJECT NAME: <b>Ramco Spares</b>		
DRAWING NO: <b>PLNSHEET1</b>	QUOTE NAME: <b>Ramco Spares</b>	LOT: _____	DP: _____