

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:	West Coast Kakahi Ltd	
Address for Service: (correspondence will be sent to this address, e.g. agent)	C/- David Harford Consulting Ltd 2 Ashburton 7700	
Telephone	(029) 3077164	
Facsimile	-	
Email (all correspondence will be sent electronically unless stipulated in Part I - Checklist)	davidadhconsulting.co.nz.	
Applicant is the	lessee of the property (state whether owner, lessee, potential buyer etc.)	
Name and Address of Property Owner: (if different from above)	East Lane Repeat Smashed Burger Foods Ltd	
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)


David Harford

Date: 9th April 2024.

Please note:

- 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)	86 Mackey St Greymouth
Legal Description: (Lot, DP number etc)	Lot 2 DP 551
Size of Property	106m ² .
Location (The area or site in which the activity is to occur is commonly, or generally, known as)	Commercial Core Area of Greymouth.
Valuation Number (this is a 10 digit number and may be located on your rates demand eg. 25440/000.00).	25620 - 15000
What is the current use of the site and surrounding area? (rural, residential, commercial, natural)	Site is currently vacant of activity Surrounding area is Commercial.
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)	None.
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 - Connected at street
Telephone	Yes / No - Uncertain.
Water	<input checked="" type="radio"/> Yes / No - Retreated.
Stormwater disposal method	<input checked="" type="radio"/> Yes / No - Kerb + Channel
Sewage treatment method	<input checked="" type="radio"/> Yes / No - Reticulated
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).	Accessed directly from Mackey St 

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.

The proposal is to place and operate a trailer caravan to serve Turkish Feeds.
The caravan is a moveable structure but will be in place during the course of the lease.
On-site includes a chiller building and rubbish storage.

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).

There will be building consent for any structural work (besides any electrical certification for power connections).

- The activity itself is a commercial activity within the zone which is permitted. It is the veranda and party related non-compliances that are key to the application.

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:

Not aware of any HAIL Activity.

	Yes	No
Is an activity described on the HAIL 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 HAIL 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 HAIL is being or has been undertaken on the piece of land to which this application applies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<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"> o Disturbance of soil more than 25m³ per 500m²? o 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.

*Not aware of any HAIL Activity.
Request was sent to West Coast Regional Council for information from their SLUS System. No confirmation at time of lodgement.*

PART E – PART 2 AND OTHER RELEVANT DOCUMENTS

This is an assessment of the Part 2 matters Section 104(1)(b) other regulations relative to your proposal under the Resource Management Act 1991

1. Please provide an assessment of the proposed activity against the relevant provisions of:

- National Environmental Standards (NES)
- Other Regulations
- National Policy Statements (NPS)
- New Zealand Coastal Policy Statement
- Regional Policy Statement or Proposed Regional Policy Statement (RPS)

Notes to applicant to assist with answering this question – please specify below whether each of the following documents have been addressed or not, if not WHY?:

	Yes	No
Are any National Environmental Standards relevant – for example: NES for Telecommunication Facilities, NES for Electricity Transmission Activities or NES for Assessing and Managing Contaminants in Soil to Protect Human Health?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are any National Policy Statements relevant- for example: NPS for Renewable Electricity Generation, NPS for Electricity Transmission or NPS for Coastal Policy Statement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the Regional Policy Statement relevant to this proposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If 'yes' to ANY of the above, then a full assessment of the relevant regulation shall be provided below.

The Regional Policy Statement as it relates to commercial activities within an urban area is relevant. However, the proposal would be considered with the policy statement due to the activity being appropriate within this zone.

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.greymouth.govt.nz.

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

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

Please see attached Assessment of Effects.

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).

Please see attached application

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).

Please see attached.

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).

See Attached

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

See Attached.

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?

See Attached

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

There will be an level of both
vehicular and foot traffic to the
site however there is kerbside
parking on Mackay Street and
the surrounding area.

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?

n/a.

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?

The proposal is a small scale feed
cargiver with provision for shelter
internally at steady areas.

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?

The area is devoted as being
within a SASM Area (62) which
has cultural significance to Maori.
Work through the proposal plan
rules the proposal would be
permitted under those rules.

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

The area within Central Greymouth
is protected by the Grey River
Floodwall which was built many
decade ago to protect the area.

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?

No monitoring is required.

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.

No consultation is required for the scale of the activity.

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

The site is centrally located within the CBD area of Greymouth and is ideal as a Commercial Activity and appropriate in the environment.
A site within a Business District that captures both foot and vehicle traffic is ideal.

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

Not aware of any other sites of this small scale that would suit the case.

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.

The effects are very low.
The agency will offer food to the public and other than generally people and vehicle movement in an area design for such effects, there are no additional effects anticipated.

PART G – TERM OF CONSENT

Is a specific term required for the consent being applied for (months, years or 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?

Yes No

If yes, will these require variation or cancellation?

Yes No

Other Consents

Is a building consent required?

Yes No

If yes, has this building consent been applied for?

Yes No

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

<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 type="checkbox"/>	<input type="checkbox"/>
✓ Site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ Photographs	<input type="checkbox"/>	<input type="checkbox"/>
✓ Proof of Consultation	<input 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 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 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 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

Copy of Part 2 of the RMA

5 Purpose

The purpose of this Act is to promote the sustainable management of natural and physical resources.

- 1) In this Act, **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

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- the protection of historic heritage from inappropriate subdivision, use, and development;
- the protection of protected customary rights.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- kaitiakitanga;
- the ethic of stewardship;
- the efficient use and development of natural and physical resources;
- the efficiency of the end use of energy;
- the maintenance and enhancement of amenity values;
- intrinsic values of ecosystems;
- [Repealed]*
- maintenance and enhancement of the quality of the environment;
- any finite characteristics of natural and physical resources;
- the protection of the habitat of trout and salmon;
- the effects of climate change;
- the benefits to be derived from the use and development of renewable energy

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the [Treaty of Waitangi](#) (Te Tiriti o Waitangi).

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 proposal is to locate and operate a food caravan on the site with associated outdoor seating area, pergola coverage and chiller storage for food and beverages on the site.

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

The proposal will open seven days per week. Anticipated hours of operation to the public will be within permitted District Plan hours for the Commercial Zone.

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

Yes. Anticipated there will be 3/4 Full time part time staff to operate this facility.
NB: There may need to be casual staff dependant on employment availability for the business.

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 builds: It is a food caravan placed on the site which can be removed at a later date.

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 will be a "green wall" located between the public area and the storage areas of the site to provide some amenity.

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

Yes: These are to the rear of the site and screened by the Green Wall and an access door.

Is there any outdoor lighting proposed?

Yes: Outdoor lights for the deck area and shop itself.

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.

No car park on the site.

What is the surfacing material for parking and maneuvering areas?

Gravel area pls decky.

Vehicle movements will be at a rate of _____ heavy vehicle movements per week, And _____ regular vehicle movements per week. n/a - other than customer and service vehicles.

Are there any new entrances proposed? If so please show the location and width of any existing or proposed entrances to public roads on the site plan.

Only the site fronts to Mackay Street. Pkwy a lockable gate at the rear of the site to Lot 2 of 3250. ~~is required~~ if required.

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.)

None will be customers or staff ~~talk~~ talking.
There may be background music at the site but
this will be played at a low decibel rating.
In accord ~~#~~ with District Plan acoustic requirements.

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 party is required in Greyworth Commercial Core.
There is a requirement for each in lieu of
a party space as detailed in the District Plan.

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

n/a.

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

No car party on site - Commercial Core.
there is kerbside car party available.

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?

Vehicle movements from the activity will not
have any road network effects on
Mackay Street or the surrounding road
network.

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

The site is open to Mackay St. The site is only 6m wide :

CONTACT DETAILS

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