



Compiled Date	13/09/2022
File Number	22.23.12

LGOIMA

When releasing responses to previous LGOIMA requests, names and contact details of individual requestors will be withheld to protect their privacy.

Information requested by the media, lobby groups, public sector organisations and MPs will always be published, while information specific to an individual or their property will not generally be published.

Request from:	Private Individual
Information requested:	Consent requirements for the NZ Motor Caravan Association
Response by:	Simon Bastion, Chief Executive

13 September 2022

Private Individual

Via Email:

Dear Private Individual

Official information request for a copy of the consent requirements for the NZ Motor Caravan Association

I refer to your official information request dated 08 September 2022 for a copy of the consent requirements that the New Zealand Motor Caravan Association have to abide by for the operation of their parks under Westland District Council.

The information you have requested is enclosed. Consent conditions are dependant on zone and the associated with the type of activity.

Some information has been redacted under section 7(2)(a) of LGOIMA – protect the privacy of natural persons, including that of deceased natural persons.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Council has adopted a Proactive Release Policy and accordingly may publish LGOIMA responses on the Council Website at <https://www.westlanddc.govt.nz/lgoima-responses>. The collection and use of personal information by the Westland District Council is regulated by the Privacy Act 2020. Westland District Council's Privacy Statement is available on our website [here](#)

If you wish to discuss this decision with us, please feel free to contact Mary-anne Bell, Senior Administration Officer at LGOIMA@westlanddc.govt.nz, 03 756 9091.

Sincerely,



Simon Bastion | Chief Executive

SB/MB

Enclosed: 22.23.12 170081 Full Signed Decision

Our Ref: RC170081
Contact: Simon Mutohori

WESTLAND
DISTRICT COUNCIL



22 June 2018

New Zealand Motor Caravan Association
[REDACTED]

Westland District Council
36 Weld Street
Private Bag 704
Hokitika 7842

Phone 03 756 9010
Fax 03 756 9045
Email council@westlanddc.govt.nz

Dear Sir/Madam

RESOURCE CONSENT NUMBER RC170081: DISCRETIONARY ACTIVITY LAND USE CONSENT: THE NEW ZEALAND MOTOR CARAVAN ASSOCIATION, 80B RUATAPU ROAD, HOKITIKA.

I advise that the following decision has been made under delegated authority in respect of the above application.

Decision:

Pursuant to Sections 104 and 104B of the Resource Management Act 1991, land use consent is granted to The New Zealand Motor Caravan Association for the activity as hereunder described:

To use land described as Lot 1 DP 503465 at 80B Ruatapu Road, Hokitika for a caravan park as submitted in plans received 29th March 2017 and further information received 21 September 2017, 2 October 2017 & 29 May 2018.

Conditions

Pursuant to Section 108 of the Resource Management Act 1991, this Resource Consent includes the following conditions:

General

1. The activity shall be carried out in general accordance with the application received by Council on 6 September 2017, further information, and the approved site plan (copy attached). Where there is any confusion between the information provided with the application and the conditions of consent, the conditions shall prevail.
2. All motor caravans used for camping on site shall be certified to the New Zealand Standard for Self-containment of Motor Caravans and Caravans NZS 5465:2001 (Incorporating Amendment No.1 and No.2).
3. Only members of the New Zealand Motor Caravan Association (NZMCA) are permitted to camp on site.

4. NZMCA members are permitted to camp on site for a maximum of seven (7) nights in any thirty (30) day period.
5. The building on the eastern boundary of the site identified for the purpose of a storage shed on the approved site plan shall only be utilised for the purpose of storage.

Parking

6. A maximum of thirty five (35) motor caravans may be parked on site at any one time.
7. The owners of Lot 2 DP 1039 shall be notified (in writing) at least one (1) week prior to any NZMCA organised event held on site if attendance is expected to exceed twenty-eight (28) motor caravans. Notification shall include:
 - a. Start and finish date of the event;
 - b. Estimated number of motor caravans attending the event; and
 - c. Event manager contact information.

No more than four (4) events may be held in one year.

8. Motor caravans shall not park within the 'no parking area' to the north of the eastern boundary shed as identified on the approved site plan. Within two months of the granting of the consent, the consent holder shall erect signs to identify the 'no parking area' and, for the purposes of preventing parking within this area, establish and maintain planting/landscaping or a physical barrier.
9. The 'no parking area' referred to in Condition 8 shall not be promoted as a social gathering area through the placement of amenities encouraging social gatherings (e.g. picnic tables or barbecues.)

Access

10. The consent holder shall maintain the vegetation within the road reserve at the State Highway vehicle crossing to ensure visibility is maximised for caravans and motorhomes accessing or departing the site.

Landscaping

11. As identified on the approved site plan, a minimum two (2) metre wide landscaping strip shall be provided along the eastern boundary (south of the shed) and maintained throughout the duration of this consent.
12. Any unplanted sections of the landscaping strip referred to in Condition 11 shall be planted within one (1) year of consent being granted.
13. As per the approved site plan, the landscaping strip referred to in Condition 11 shall be trimmed at least once annually in autumn (1 March to 31 May) to a maximum height of 2.6 metres.

Note: the purpose of the landscaping strip is to prevent motor caravans from parking within two (2) metres of the eastern boundary of the site and to retain amenity and privacy for the owners of Lot 2 DP 1039.

Waste management

14. All rubbish and recycling bins shall be located no closer than twenty (20) metres from the eastern boundary of the site.

Signage and information

15. Within one (1) month of granting the resource consent, the consent holder shall submit to Council the design, location and wording for a sign(s) which shall be erected on or near the eastern boundary of the parking area. The sign(s) shall advise visitors to be conscious of the effects on Lot 2 DP 1039, including minimising the operation of motor caravan engines and generators. The sign(s) shall be erected on site within one (1) month of receiving Council approval and maintained on an ongoing basis.
16. Within two months of the granting of the resource consent, the consent holder shall ensure that signage is erected within the site reminding members to exercise responsible dog ownership.
17. Any signage designed to be viewed from beyond the boundaries of the application site shall comply with District Plan requirements.

Noise

18. Resource consent has been granted for the purpose of a caravan park. The consent holder shall comply with all other relevant rules in the District Plan, particularly including noise provisions which are required to be complied with on an ongoing basis.

Contact person

19. Within one (1) month of the granting of consent, the owners of Lot 2 DP 1039 shall be notified (in writing) of the contact details, including phone number, of at least one (1) contact person for the site. Notification is to include an invitation to contact this person(s) in the event of any perceived problems that may arise from the consented activity.

Review

20. Pursuant to section 128 of the Resource Management Act 1991, the Council may review these conditions annually for five (5) years after the date consent was given effect to, in order to address the adequacy of the mitigation measures (e.g. signage, no parking area and landscaping strip) in the event these conditions are found to be not as effective as originally anticipated. After this time, periodic monitoring will be undertaken as and when required.

Note to the Consent:

1. This resource consent does not, in itself, provide for the erection or alteration of any buildings. All building work on the land to which this resource consent refers may be subject to an application for a building consent pursuant to the provisions of the Building Act 2004.
2. Charges for the monitoring of compliance with conditions of this consent will be set each year in the Annual Plan. Consent holders may submit information to Council to demonstrate compliance with conditions of consent which if accepted will reduce the need for Council to undertake monitoring and therefore reduce associated monitoring fees.
3. It is possible that archaeological sites may be affected by the proposed work. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. The applicant is advised to contact the Heritage New Zealand if the presence of an archaeological site is suspected. Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. The Historic Places Act 1993 contains penalties for unauthorised site damage.
4. The consent holder is advised that other statutory regulations and requirements may also be applicable in the operation of the consented activity including Camping Ground Regulations.

Reason for Decision:

The Consent Authority accepts that the proposed use of Lot 1 DP503465 can be undertaken with minor adverse environmental effects. It is accepted that the use of the land will not have more than minor off site effect or significant effects on the amenity or landscape values of the rural zone in the area due to the nature of the site and surrounding area.

The Consent Authority has considered the application under the relevant provisions of the Westland District Plan, including the objectives and policies relating to infrastructure and services, the land and built resource, natural hazards, amenity and landscape. Consideration has also been given to the relative sections of the Resource Management Act 1991, the relevant National Policy and Environmental Statements and the West Coast Regional Council Policy Statement. This proposal has not been found to be inconsistent with any matters in these documents.

Objection to the Consent Authority

You are advised that you have the right of objection to the Consent Authority in respect of this decision, pursuant to Section 357A of the Resource Management Act 1991. Any objection is to be in writing and must set out the reasons for the objection. Any objection must be made within 15 working days of receipt of this decision. The Consent Authority will then consider the objection and give its decision in writing. Any person who made an objection may appeal to the Environment Court against the Consent Authority's decision on the objection, pursuant to Section 358.

Pursuant to Section 120 of the Resource Management Act 1991, you have the right of appeal directly to the Environment Court against the whole or any part of this decision. Notice of appeal shall be in the prescribed form and must be lodged with the Environment Court and served on the Council within 15 working days of receipt of the Council's decision.

Sincerely

A handwritten signature in black ink, appearing to read "PP Rata Tura". The signature is fluid and cursive, with the first two letters "PP" being particularly prominent.

Simon Mutohori
Planner



Site/Landscape

Plan:

80B
Ruatapu Road:
Hokitika NZMCA
Park

Lot 1 DP 503465

Site Size – 3878m²

Scale – 1:450 (A3)

Maintenance of Landscaping

Regular site visits will be undertaken to ensure the plants are maintained to an acceptable standard including the following:

- Any plants that die off are to be replaced
- Inspections will be undertaken regularly
- Weed and pest control will take place, including herbicide sprays and hand weeding
- The plants will be regularly checked for damage and appropriate remedial action will be taken as necessary
- The plants will be watered by hand from water brought onto the site, as no reticulated water is available for a irrigation system
- Pruning will be done where necessary to keep tidy

Drawn By:

Judy Hu
Policy and Planning Advisor NZMCA
Version 2 - Drawn on 15/04/2018

