

SUBMISSION ON PROPOSED TE TAI O POUTINI PLAN (TTPP)

1.0 SUBMITTER DETAILS

Submitter Name: T Croft Ltd

Address for Service: C/- Davis Ogilvie & Partners Ltd
Level 1, 42 Oxford Street
Richmond 7020
Attention: Pauline Hadfield
Senior Planner
Email: pauline@do.nz

Submitter Contact Details: Frank Croft
Director
T Croft Ltd
99 Arnold Valley Road, Stillwater
Email: frank@crofttransport.co.nz

2.0 SUBMISSION DETAILS

The specific provisions of the proposed Te Tai o Poutini Plan that the following submission relates to are:

- Zoning at Stillwater
- Flood Plain Overlay

We do wish to speak to this submission.

We will not gain any advantage in trade competition through this submission.

If others make a similar submission, we would consider presenting a joint case with them at a hearing.

3.0 INTRODUCTION / BACKGROUND

1. T Croft Ltd own and operate a large rural contracting business which has operated from 99 Arnold Valley Road, Stillwater (Lot 2 DP 2338) for approximately 40 years. A copy of the current land use consent for the operation, LU2223-11-3, is attached as **Appendix 1**.
2. Frank Croft, shareholder and director of T Croft Ltd, lives at 139 Arnold Valley Road, Stillwater (Lot 2 DP 2261). This residential site was approved and constructed as a caretaker's dwelling

under the original consent for Croft's operation. A copy of the 1981 application and consent, TX34/81, is attached as **Appendix 2**.

3. Tom Croft, also a shareholder and director of T Croft Ltd, lives at 157 Arnold Valley Road, Stillwater (Lot 1 DP 2338). This section was subdivided from the site in 1985 under planning consent 82/27.
4. Under the operative Grey District Plan, all three allotments are within the Rural Environmental Area.
5. Under the proposed TTPP, Lot 2 DP 2338 is proposed to be re-zoned LIZ Light Industrial; Lot 2 DP 2261 is proposed to be zoned GRUZ General Rural; and Lot 1 DP 2338 is proposed to be zoned RLZ Rural Lifestyle zone. **Appendix 3** contains a printout showing the proposed zoning for the site.

4.0 SUBMISSION

Zoning

6. T Croft Ltd support the re-zoning of Lot 2 DP 2338 as LIZ Light Industrial, as proposed by the notified TTPP and shown on the plan attached as **Appendix 3**. The description for this zone states: "*Activities within this zone may include light manufacturing, contractors' depots and automotive repair and service industries and some compatible commercial activities*" and is accordingly considered to be the most appropriate zoning for their rural contracting business.
7. T Croft Ltd support the re-zoning of Lot 1 DP 2338 as RLZ Rural Lifestyle zone. This site is rural-residential in nature and the proposed zoning is considered appropriate.
8. However, the dwelling at 139 Arnold Valley Road (Lot 2 DP 2261) has been left in the GRUZ General Rural zone under the proposed TTPP. T Croft Ltd object to this zoning and propose that Lot 2 DP 2261 be included in the LIZ Light Industrial zone, for the following reasons.
9. **Appendix 4** contains an aerial photograph, which shows that the dwelling at 139 Arnold Valley Road is not fully contained within Lot 2 DP 2261. The house encroaches onto Lot 2 DP 2338.
10. The 1981 application and consent for T Croft Ltd's operations includes approval for this dwelling as a caretaker's residence, on the basis that "*A residence is required to be constructed on-site for security reasons and is an integral part of the proposal. As such, it falls into the category of an accessory building and is likewise a conditional use in this zone*"; and "*The applicant has to reside on that property for security reasons. At the same time, it is desirable that the residential site is sufficiently divorced from the workplace so as to avoid any nuisance elements. A Rural aspect for the residence lot will also be preserved*" (refer **Appendix 2**).

11. The proposed rules for the LIZ Light Industrial zone include provision for a single residential unit that is ancillary to the commercial or industrial activity on the site (refer Rule LIZ – R3).
12. We therefore submit that Lot 2 DP 2261 should be included in the **LIZ Light Industrial** zone.

Flood Plain Overlay

13. The plan attached as **Appendix 3** shows that the Flood Plain overlay extends along the eastern boundary of Lot 2 DP 2338. We object to this overlay and request that it is removed from T Croft Ltd's land.
14. The overlay at present extends over the Midland Railway Line. Flooding of State Highway 7 from the Arnold River, east of Stillwater, is known to occur in large flood events. However, the railway line is well above the highway; the underpass is signposted with 4.4m clearance.
15. **Appendix 5** contains a printout showing the West Coast Regional Council Flood Hazard overlay, which is approximately 140m from T Croft Ltd's land at its closest point.
16. The Flood Plain overlay appears to have been arbitrarily placed over large tracts of land across the West Coast near larger waterways. Whilst it is acknowledged that this was done as a precautionary measure where flood modelling has not been undertaken (refer Part 2, Natural Hazards chapter), we submit that it is not a fair approach.
17. The only rules relating to the Flood Plain overlay are in the Subdivision section of the TTPP; specifically, Rule SUB – R13(2) requires that subdivision applications for land in this overlay are “*accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner*”.
18. Section 106 Resource Management Act 1991 states:

(1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—

(a) there is a significant risk from natural hazards; or

(b) [Repealed]

(c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

(1A) For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—

(a) the likelihood of natural hazards occurring (whether individually or in combination); and

(b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and

(c) any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).

(2) Conditions under subsection (1) must be—

- (a) for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and
- (b) of a type that could be imposed under section 108.

19. The precautionary approach taken by the TTPP in imposing the Flood Plain overlay is unnecessary, as an assessment of natural hazards at subdivision stage is already required by law.
20. We therefore submit that the Flood Plain overlay is superfluous and that it should be removed from the TTPP altogether.
21. If the Commissioners' decision is that the Flood Plain overlay should remain, we request that the boundary of the overlay be removed from T Croft Ltd's land in keeping with the documented Regional Council Flood Hazard overlay.

5.0 CONCLUSION

22. In conclusion, T Croft Ltd:
- Support the re-zoning of the site containing their contracting business (Lot 2 DP 2338) as LIZ Light Industrial;
 - Support the re-zoning of the dwelling and curtilage at 157 Arnold Valley Road as RLZ Rural Lifestyle;
 - Object to the re-zoning of the dwelling and curtilage at 139 Arnold Valley Road as GRUZ General Rural, and request that this site be included in the LIZ Light Industrial zone;
 - Object to the Flood Plain overlay in its entirety; and
 - Specifically, object to the Flood Plain overlay over Lot 2 DP 2338.

Signed:

On behalf of T Croft Ltd



PAULINE HADFIELD

DAVIS OGILVIE & PARTNERS LTD

Senior Planner, Assoc.NZPI

- Appendix 1** Land Use Consent LU2223-11-3
- Appendix 2** 1981 Planning Consent TX34/81
- Appendix 3** TTPP Zoning
- Appendix 4** Aerial Photo – 139 Arnold Valley Road
- Appendix 5** West Coast Regional Council Flood Hazard Overlay

APPENDIX 1

Land Use Consent LU2223-11-3

Application No: LU2223/11-3
Valuation number: 25590/472.00

21 December 2018

T Croft Ltd
c/- Davis Ogilvie & Partners
277 Hardy Street
NELSON 7010
Attention Pauline Hadfield

Dear Sir/Madam

Land Use 2223/ 18– DECISION ON APPLICATION FOR CHANGE OF CONDITION

Further to your application Change of condition (Land Use) the Grey District Council, through delegation pursuant to section 34A of the Resource Management Act 1991 (the Act), has considered your application pursuant to section 127 of the Act for a change of condition of the above resource consent.

This application is a discretionary activity in accordance with section 127 of the Act.

The application was considered on a non-notified basis and a decision has been made to grant the change of condition of 2223/11-2. The approved amendments are as follows:

1. Condition 1.1 originally read
 - 1.1 The consent holder shall comply with the application and plan attached and marked 'B' received 29 September 2011 unless inconsistent with any of these conditions.

2. Condition 1.1 shall now read
 - 1.1 The consent holder shall comply with the application and plans received 29 September 2011, and the site plans received as part of the change of consent condition applications lodged 20 December 2012 and 10 December 2018, attached and marked "B" and "C" respectively, unless inconsistent with any of these conditions.

Reasons for decision pursuant to section 113 of the Act

1. The building extension will be used for storage of items onsite. Activities onsite will not change as a result of the extension. The operation has existed onsite for many years previous, vehicle noise is a common contributor to noise onsite, this level of noise is not expected to exceed permitted limits. The extension will be used for indoor storage of items, further reducing the effect of noise onsite. Overall the effect of noise as a result of this change in condition is considered to be less than minor. All affected neighbours have provided written approval.

2. The change is to extend an existing building, increasing the operations total onsite floor area from 4927m² to 6052m². There will be some effect on visual amenity caused by the extension of building. The building can be seen from the road as will be the proposed extension. The building extension is to be setback the permitted 10m from the road boundary and sufficiently setback from all other boundaries. This will reduce the impact on road users who pass the site, due to the size of the extension the effect could be significant if it was to breach road boundary setback. The building when viewed alone is similar to that of a storage or dairy shed which can be seen within the rural Environmental Area. The extension of the existing building will have an impact on open space and rural amenity of the site. Currently the site contains multiple buildings and outdoor storage areas, as well as some area which is undeveloped with vegetation cover. Outdoor storage areas are permitted by right within the Rural Environmental Area. When looking at these in the context of the industrial site the expansion of outdoor storage, while permitted could have a larger impact on amenity values of the site than the extension will. The site has an existing 2m of landscaping along the road boundary, exclusive of access, this is an existing condition of consent. This vegetation provides screening of the site from the road, reducing the effects of the buildings and industrial operation. Overall effect on visual amenity is considered to be less than minor. All affected parties have provided written approval.
3. The proposed building development will have some impact on lighting, glare and shading of the site. The largest impact will be shading. The proposed extension will not breach any road or internal boundary setback.
4. The extension may have an effect on privacy due to the proposed building being extended along the road. However the proposed extension will not breach road boundary setbacks and is located some distance from neighbour properties with shared internal boundaries. All affected parties have provided written approval. Overall effect on privacy is considered to be less than minor.
5. There will be no increase in traffic generation caused by the extension to the existing building, The building will be used for storage of items related to the operation. The site has permitted existing accesses, these will remain the same. There will be no effect on traffic generation, accesses or roading caused by the building extension.
6. Stormwater runoff will be directed into an existing stormwater system. It will then be discharged onto nearby land as a permitted activity under the West Coast Regional Land and Water Plan.
7. Property contains hazardous substances, the nature of change of consent condition being an extension of a building does not impact on these substances. Hence it is considered that hazardous substances component of the activity was appropriately dealt with at time of original consent.

8. The increase in floor area which will result from building extension will impact on the overall openness of the site. The site contains multiple other existing buildings and areas of work/storage. The increase in building floor area will contribute to the overall look of the site, especially from the road front. It is considered that cumulative effects of the proposed building development will impact the look and openness of the site, this effect is considered to be less than minor.

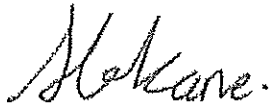
A copy of the decision for 2223/11-3 is also attached. The decision has been amended to reflect the above with changes shown in strikethrough and bold.

Objection to certain decisions and requirements of consent authorities (refer section 357A of the Act)

You have the right to object to all or part of the Council's decision on your application. If you wish to object, an objection supported by reasons must be lodged in writing with the Council within **15 working days** of your receipt (or receipt by the person who filed the application on your behalf) of the Council's decision.

Please contact Environmental Services – Planning Department of the Grey District Council if you have any questions regarding this decision on (03) 769 8607.

Yours sincerely



Selene Kane
ENVIRONMENTAL PLANNER

for John Canning
Acting Environmental Services Manager

LAND USE CONSENT NO LU 2223-11-3

- 1 This resource consent is granted by the Grey District Council pursuant to section 104B of the Resource Management Act 1991 (the Act) and is subject to the attached conditions imposed in accordance with section 108 of the Act.
- 2 This Consent is Granted to: T Croft Ltd
- 3 Application Description: **To legalise and expand an existing transport and storage depot which does not comply with the permitted activity rules for non-rural activities and hazardous substances in the Rural Environmental Area at Arnold Valley Road, Stillwater.**
- A change of condition was granted on the 24th of January 2012.
- A change of condition was granted on the 21 December 2018.
- 4 Property Address: Arnold Valley Road, Stillwater
- 5 Legal Description: Lot 2 DP 2338 contained in Certificate of Title WS5B/1184
- 6 Valuation Reference: 25590-47200
- 7 Date of Decision: 31 October 2011

A change of condition to this resource consent was granted on 25 January 2013 and 20 December 2018



**JONATHAN BEGG
CONSENTS PLANNER**

for IAN DAVIDSON-WATTS
ENVIRONMENTAL SERVICES MANAGER



SCHEDULE OF CONDITIONS

Pursuant to section 108 of the Resource Management Act 1991 this resource consent is subject to the following conditions.

1.0 GENERAL

~~1.1 The consent holder shall comply with the application and plan attached and marked 'B' received 29 September 2011 unless inconsistent with any of these conditions.~~

~~1.1 The consent holder shall comply with the application and plans received 29 September 2011 and site plan received as part of the change of condition application attached and marked 'B' dated 20 December 2012 unless inconsistent with any of these conditions.~~

1.1 The consent holder shall comply with the application and plans received 29 September 2011, and the site plans received as part of the change of consent condition applications lodged 20 December 2012 and 10 December 2018, attached and marked "B" and "C" respectively, unless inconsistent with any of these conditions.

1.2 All new buildings must be no more than 10 metres in height, with the exception of the fertiliser storage building which must be no more than 11 metres in height.

2.0 LANDSCAPING AND SCREENING

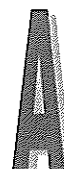
2.1 The consent holder shall provide a landscaping plan from a suitably qualified Landscape Architect for landscaping the site which achieves the following objectives:

- The landscaping shall be designed to soften the visual impact of the depot yard as viewed from the Arnold Valley Road boundary; and
- Landscaping shall be designed to be visually attractive including a variation of at least 4 different types of plantings to provide variation in appearance.

~~2.2 The landscaping plan shall be submitted to Council for certification that it complies with this consent condition within 3 months of the consent being granted. The areas to be landscaped shall be as follows:~~

- ~~• The area along the length of the Arnold Valley Road boundary adjacent to the depot yard and buildings to a depth of at least 2 metres, except where access is gained to the site.~~

2.2 The landscaping plan shall be submitted to Council for certification that it complies with this consent condition within 3 months of the industrial workshop (Building consent ref.# 993 060) being erected. The areas to be landscaped shall be as follows: -The area along the length of the Arnold Valley Road boundary adjacent to the depot yard and buildings to a depth of at least 2 metres, except where access is gained to the site



~~2.3 The installation of landscaping shall be commenced within 6 months of the consent being granted, completed within 18 months, and shall be in accordance with the landscape plan provided under condition 2.2.~~

2.3 The installation of landscaping shall be commenced within 6 months of the council receiving and approving the Landscape Plan and completed within 12 months unless inconsistent with any of these conditions.

2.4 Landscaping shall be appropriately maintained. Should any plant/tree become diseased or die it shall be replaced with a similar plant/tree within 4 weeks.

3.0 PARKING AND LOADING

3.1 The consent holder shall construct the additional car park extension as shown on the plan attached and marked 'B', at the front of the dry store building extension.

3.2 The car park spaces shall be formed, sealed or otherwise maintained so as not to create dust or noise nuisance.

3.3 Conditions 3.1 and 3.2 shall be completed within 6 months of the first of the new buildings being constructed.

4.0 HAZARDOUS SUBSTANCES

4.1 The consent holder shall store a maximum of 60,000 litres of Diesel on the site in fuel storage tanks.

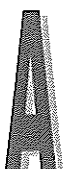
4.2 The consent holder shall store a maximum of 4,600 litres of petroleum oils on the site.

4.3 The consent holder shall provide a copy of the Test Certificate for the storage of these items issued under the Hazardous Substances and New Organisms Act 1996 to the Environmental Services Manager of the Grey District Council.

5.0 REVIEW

5.1 Pursuant to section 128(1) of the Resource Management Act 1991, the consent authority may, at or within 6 months of any anniversary of the date of consent, review the conditions for any of the following purposes:

- a) To deal with any adverse effect on the environment which may arise from the exercise of the consent and which is appropriate to deal with at a later stage;
- b) To require the adoption of the best practicable option to remove or reduce any adverse effect on the environment;
- c) To deal with inaccuracies contained in the consent application that materially influenced the decision made on the application and is such that it is necessary to apply more appropriate conditions;



- d) To assess the appropriateness of imposed compliance standards, monitoring parameters, monitoring regimes and monitoring frequencies and to alter these accordingly;
- e) To take account of the rules, regulations and policies set out in any relevant District Plan.

Any such notice of the review of the conditions will be served in accordance with section 129 of the Resource Management Act 1991.

6.0 COSTS

- 6.1 All actual and reasonable costs incurred by the Council in monitoring, enforcement and administration of this resource consent shall be met by the consent holder.

Advice Notes:

1. The consent holder is required to comply with all statutory requirements, bylaws, Acts, ordinances and lawful directions of officers of the Council.
2. Any damage to existing Grey District Council infrastructural assets caused by works associated with the exercise of this resource consent shall be repaired to Grey District Council standard at full cost to the consent holder.
3. Conditions will be monitored by Council staff at any time to ensure compliance with the conditions of consent. Please also refer to the condition headed 'costs'.
4. All works on public road reserve will require a road works consent from the Assets Management and Engineering Division of the Grey District Council. Please find enclosed an application for road works consent. This will include any connection to Council services.

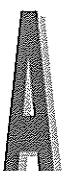
Reasons for decision pursuant to section 113 of the Resource Management Act 1991

1. The proposal is to expand the Croft Transport depot at Arnold Valley Road. There is an existing workshop which was consented under the Town and Country Planning Act in 1981 which is approximately 625m² in area. There are currently 1027m² of other buildings which have not been consented. A dry store building was erected in 1993 and an office block constructed in 2006 without resource consent. The application is therefore partially retrospective in nature, because consent is sought to legalise these existing buildings.
2. The application is also to construct new buildings associated with the activity as follows:
 - an extension to the dry store of 171m²
 - an extension to the workshop of 112.5m²,

- a new dry store building of 442.5m²,
- a new canopy of 96m²,
- a new storage building of 1250m²,
- another canopy area for the new storage building of 1000m²,
- a new lime/fertiliser storage building of 480m².

As a result of the proposed expansions the total floor area on the site will increase to 4,927m².

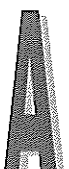
3. It has been calculated that there are approximately 190 heavy vehicle movements a day being generated by the activity. Consent is also sought to legalise the storage of hazardous substances, in particular petroleum oils totalling 4,600 litres and diesel stored underground totalling 60,000 litres.
4. The proposal is a discretionary activity as it fails to comply with the following rules:
 - Rule 19.7.8 – the height of one of the buildings exceeds 10m,
 - Rule 19.7.16(i)(a) - the floor area exceeds 100m²,
 - Rule 19.7.16(i)(a) - the number of vehicle trips exceeds 20 per day,
 - Rule 23.1 - the amount of petroleum oils and diesel being stored on site exceeds the permitted volume.
5. There may be adverse noise effects on surrounding properties, associated with the coming and going of vehicles. From the application it is understood that the number of heavy vehicle movements will not change as a result of this proposal, however it is not clear from the files how many heavy vehicle movements were occurring when the depot was originally consented. It is accepted that the number of vehicle movements may have increased over time which would result in the surrounding properties experiencing noise and nuisance effects associated with the acceleration and deceleration of heavy vehicles entering and exiting the site. Persons considered potentially adversely affected in terms of noise have all provided their written approval to the proposal, and the effects on these parties have therefore been disregarded.
6. The proposal to significantly increase the floor area may have a more than minor visual effect on surrounding landowners, whose rural outlook may be affected by the proposal. In considering this it is noted that the activity has been established for a significant period of time and the proposal will not be changing or creating a new change it will instead be confirming the continuation of an existing activity. To enhance the amenity of the site the applicant is proposing to establish landscaping along the road boundary, which will also aid in reducing the visual impact of the proposal. This has been imposed as a condition of consent. The written approvals of all those parties considered potentially adversely affected in terms of visual impact have provided their written approvals to the proposal, and the effects on these parties have therefore been disregarded.
7. There are no sensitive land uses in close proximity to the storage of the hazardous substances, and the rules and regulations governing the storage of hazardous substances set down by the Hazardous Substances and New Organisms Act have been followed. Approvals have been provided from the New Zealand Police and Fire Service, and Community and Public Health which are standard affected parties to applications regarding hazardous substances, and also all of the surrounding landowners. The effects of the storage of hazardous substances can be suitably controlled through the imposition of appropriate controls both through other legislation and any conditions required.



8. A condition has been imposed requiring that no buildings exceed the permitted building height of 10m except the fertiliser storage building, as full information of the proposed buildings other than floor area has not been provided with the application. The fertiliser building is setback significantly from the road and other surrounding dwellings, and the additional 1m height will not have any adverse effects on the surrounding properties. It is considered that provided the rest of these buildings are no greater than 10m in height, there will be no further adverse visual effects.
9. Council has considered the effects of the proposal and has determined that there are no affected persons or order holders because written approvals have been provided by all persons adversely affected by the proposal.
10. The purposes and principles of sustainable management of the environment, under Part 2, section 5 of the Resource Management Act 1991, will not be compromised by granting this resource consent.
11. All relevant statutory provisions were considered and assessed by Council, under Part 3, section 9 restrictions on use of land.
12. The proposed activity is consistent with Part 5 of the Act, and the West Coast Regional Policy Statement.
13. The proposed activity is also consistent with objectives and policies of the Grey District Plan subject to the imposition of conditions.

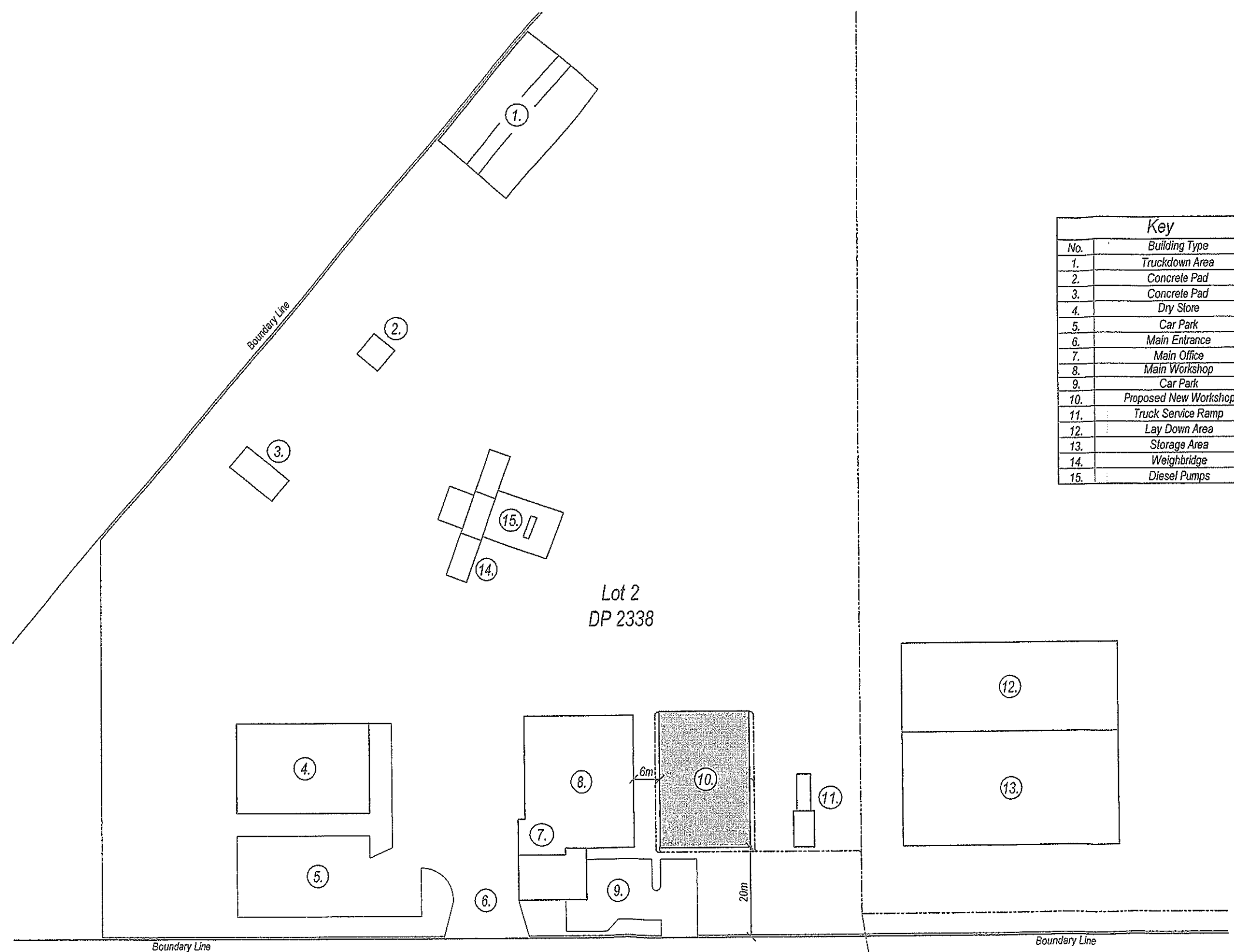
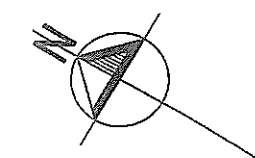
Reasons for change of consent condition (LU2223/11-3)

1. The building extension will be used for storage of items onsite. Activities onsite will not change as a result of the extension. The operation has existed onsite for many years previous, vehicle noise is a common contributor to noise onsite, this level of noise is not expected to exceed permitted limits. The extension will be used for indoor storage of items, further reducing the effect of noise onsite. Overall the effect of noise as a result of this change in condition is considered to be less than minor. All affected neighbours have provided written approval.
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the context of the industrial site the expansion of outdoor storage, while permitted could have a larger impact on amenity values of the site than the extension will. The site has an existing 2m of landscaping along the road boundary, exclusive of access, this is an existing condition of consent. This vegetation provides screening of the site from the road, reducing the effects of the buildings and industrial operation. Overall effect on visual amenity is considered to be less than minor. All affected parties have provided written approval.

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Key	
No.	Building Type
1.	Truckdown Area
2.	Concrete Pad
3.	Concrete Pad
4.	Dry Store
5.	Car Park
6.	Main Entrance
7.	Main Office
8.	Main Workshop
9.	Car Park
10.	Proposed New Workshop
11.	Truck Service Ramp
12.	Lay Down Area
13.	Storage Area
14.	Weighbridge
15.	Diesel Pumps

GREY DISTRICT COUNCIL
20 DEC 2012

~~GREY DISTRICT COUNCIL
02 DEC 2012~~

SITE PLAN
SCALE 1 : 1000

Lot 2
DP 2338

99 Arnold Valley Road

B

StructureWise
DESIGN & CONSTRUCTION

Structure Wise Limited
P.O. Box 1, Leeston, New Zealand
(03) 324-3392 : Phone
(03) 324-3395 : Fax
info@structurewise.co.nz : Email

POWELL FENWICK
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Your quality engineering partner.

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P.O. Box 25-108, Christchurch
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03 366-1777: phone
03 379-1626: fax
engineering@pfc.co.nz
www.pfc.co.nz

No.	Issue - Variations	Date
a.	Building Consent Issue	04 - 12 - 12

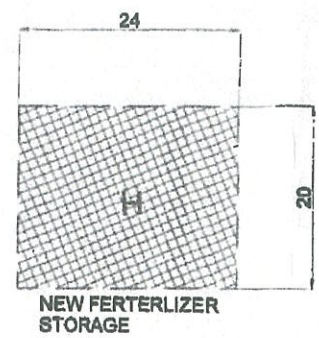
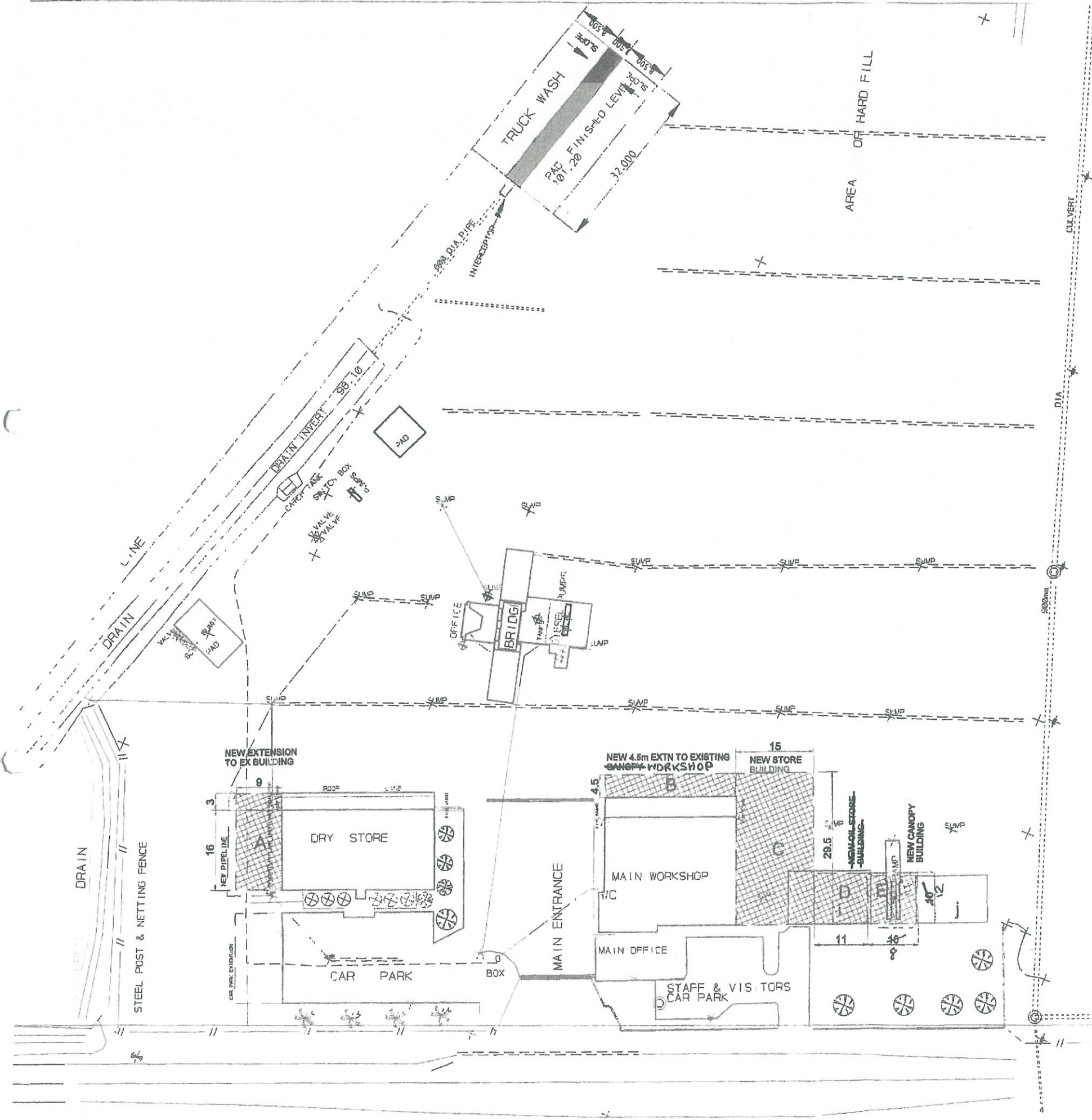
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Project : **WORKSHOP FOR T.CROFT LIMITED**
99 ARNOLD VALLEY ROAD, DOBSON, GREYMOOUTH

Drawing Title : **SITE PLAN**

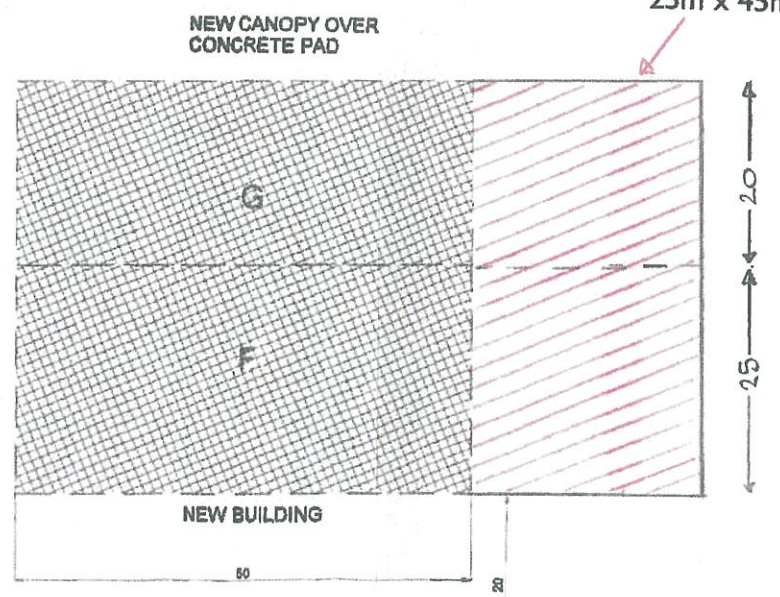
Client : T.Croft Limited
Drawn : Jeremy Burson
Checked : Phil Williams
Engineer : Malcolm Freeman
Scales : 1 : 1000 @ A3
Drawing Number : **Z 1.1a**

• All materials and workmanship to be in accordance with the NZ Building Code - All work to comply with NZS3604 : 2011
• The contractor shall verify all dimensions on site before commencing work.



- A 9m EXTENSION TO THE EXISTING STORAGE BUILDING
- B 4.6m EXTENSION TO THE EXISTING CANOPY WORKSHOP
- C 29.5m X 16m NEW BUILDING FOR STORAGE/GARAGE
- ~~D 11m X 10m NEW OIL STORAGE WITH OIL SPILL CAPTURE~~
- E 40m X 40m NEW CANOPY OVER EXISTING VEHICLE SERVICE RAMP (12 x 8m)
- F 60m X 25m NEW STORAGE BUILDING
- G 60m X 20m NEW CONCRETE LAY DOWN AREA WITH CANOPY
- H 24m X 20m NEW FERTERLIZER STORAGE/LOAD OUT BUILDING
- I EXISTING 10m X 10m BUILDING TO BE REMOVED
- J EXISTING 13m X 9m BUILDING TO BE REMOVED

2018 - PROPOSED EXTENSION TO BUILDING



APPENDIX 2

1981 Planning Consent TX34/81

BISD

Tx 34/81

G.C.C. Reference

31 July 1981

Messrs Cowan & Holmes
Surveyors
P O Box 156
GREYMOUTH

Dear Sir

APPLICATION FOR PLANNING CONSENT - T CROFT LTD

Your Ref: 1763

I wish to advise that Council at its meeting on the 8 July considered application for planning consent under the terms of the Town and Country Planning Act 1977 for a specified departure from the Council's District Scheme to enable a subdivision of substandard allotments in a rural zone.

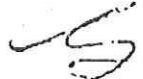
In terms of Section 74 of the Town and Country Planning Act, Council grants the application as the effect of the departure is not contrary to the public interest and would have little Town and Country Planning significance beyond the immediate vicinity of the land concerned and the provisions of the Scheme can remain without change or variation.

It is a part of the consent that such is conditional on the applicant planting the live trees to be used as a screen in such a location as to not cause frosting on the Stillwater - Moana Road, that there is adequate deceleration lane provided on the Stillwater - Moana frontage approaching the property, there there is at least 20 metres standing room for any gate way and that there be a 10 metre building line restriction imposed along the entire frontage.

Subsequent to the deliberation of Council of the Town and Country Planning application, Council considered the subdivision Scheme Plan (Plan 81/19) and approved the Scheme Plan of subdivision subject to the following conditions:

1. That Lots 1 and 2 be held in the same ownership
2. That the Town and Country Planning conditions imposed be duplicated as conditions under the Local Government Act
3. That the 10 metre building line restricted be required along the entire frontage.

Yours faithfully


J G Stephens
PRINCIPAL OFFICER

page 2.

7th July 1981

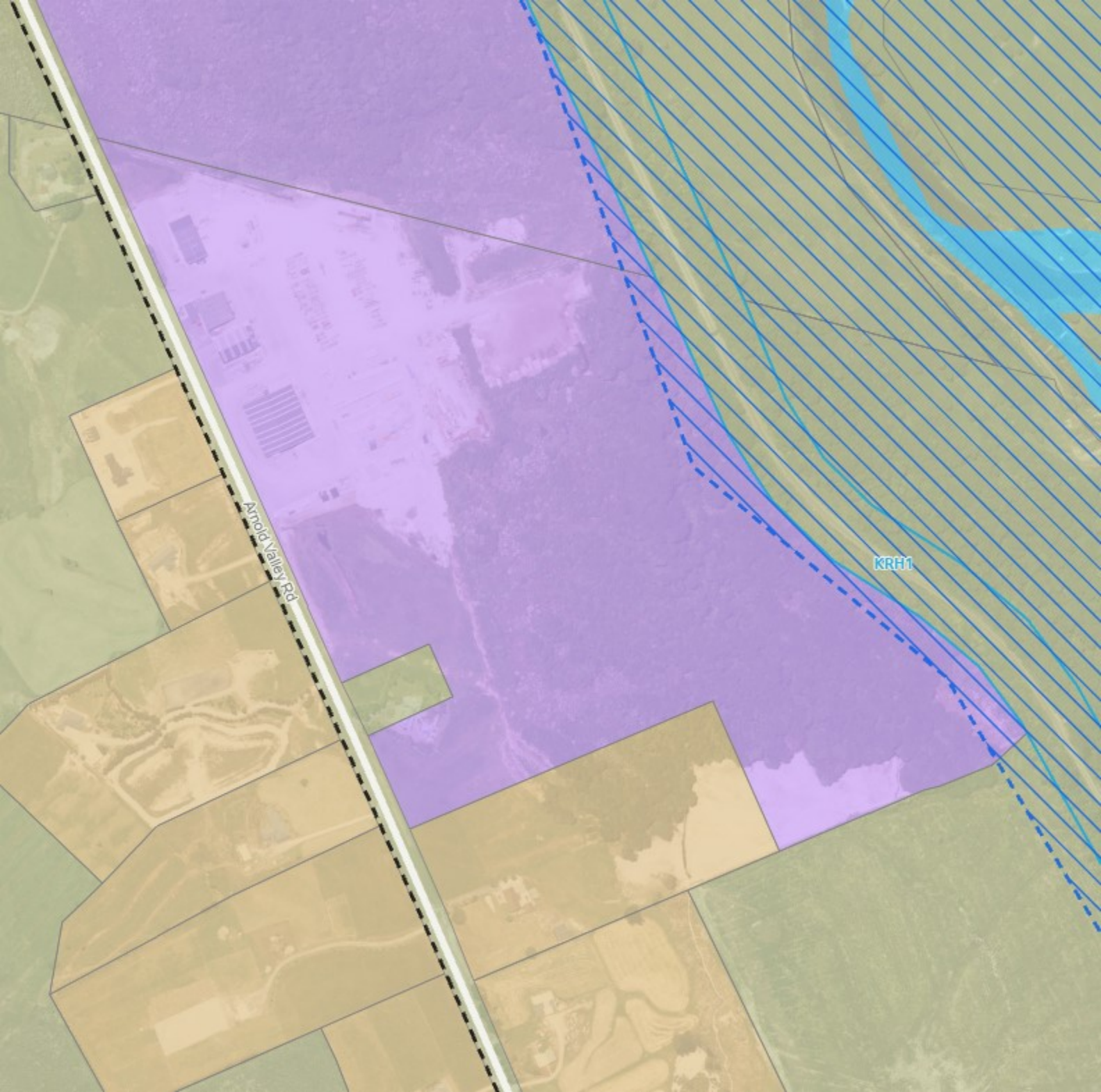
TOWN AND COUNTRY PLANNING ACT 1977- GREY COUNTY COUNCILAPPLICATION FOR PLANNING CONSENT: T. CROFT LIMITED

1. My name is HEATHER JOY SINCLAIR. I am a Town Planner employed by COWAN AND HOLMES, Registered Surveyors and Planning Consultants.
2. Our client, T. CROFT LIMITED, seeks planning permission to:
 - 2.1. Subdivide into two lots, Part Reserve 274, Block X1, Arnold Survey District.
 - 2.2. Erect a depot for the storage of heavy transporters and a caretakers dwelling on the lots thereby created.
3. The subject land is owned by the Greymouth Harbour Board and is leased on a short-term basis by Mr T. Birchfield. Mr Croft proposes to purchase this lease and obtain a long-term registered lease agreement.
4. The land has a rural zoning in the County's operative District Scheme. Depots for the storage of heavy plant and machinery are conditional uses in this zone. A residence is required to be constructed on-site for security reasons and is an integral part of the proposal. As such, it falls into the category of an accessory building and is likewise a conditional use in this zone.
5. The following matters are submitted in support of this application.
 - 5.1. The present site of the applicant's operation is unsatisfactory. It is located in an essentially residential area, on land held under short-term tenancy. There is little room for expansion.
 - 5.2. The proposed site is ideal for the use intended:-
 - 5.2.1. It provides ample room for future expansion of the operation without adversely affecting adjoining occupiers. A depot site is a semi-industrial use often associated with noxious elements eg noise, waste stockpiles. Such a use, in my opinion, is simply not appropriate to a predominantly residential locality.

- 5.2.2. The land is pakihī and will provide the solid foundation necessary for the construction of buildings and passage of heavy vehicles.
- 5.2.3. The land is not naturally fertile and does not have a high actual or potential value for the production of food. Costs of conversion to and maintaining a grass cover would be high. The applicant's transport operation is an essential rural servicing industry, making a contribution to the local economy. It is therefore a legitimate use of the land in question.
- 5.2.4. Access The depot site is located on a long straight piece of highway. Provision of satisfactory access will not be a problem. In this respect, I fail to understand the rationale behind the Ministry of Transport's objection. That Department suggests that "such a use is more suitably located within an existing developed area". This is hardly reasonable. In almost every part of the country, it is common practice to channel heavy vehicles away from built up areas because of problems caused by heavy vehicle movements. Moreover, motorists would have every reason to expect large units in this area given its proximity to the Kokiri works.
- 5.2.5. Two sites are required for financial expediency enabling the house and depot site to be the subject of a separate mortgage. The M.W.D., has commented on the size of the proposed residential lot (4000 m²). In my opinion, this is a reasonable proposition. The applicant has to reside on that property for security reasons. At the same time, it is desirable that the residential site is sufficiently divorced from the workplace so as to avoid any nuisance elements. A rural aspect for the residence lot will also be preserved. The applicant does not intend to further subdivide Lot 2.
- 5.2.6. Landscaping and screening provisions, as suggested by M.W.D. are reasonable requirements. These would also improve the amenity value of the adjoining residence. As such, they are likely to be dealt with by the applicant as a matter of course.
6. In conclusion, I believe the subject land to be an ideal site for the applicants operation which is essentially that of a rural servicing industry. The proposed use will not cause a demand for extension of existing services and will have minimal impact on the existing traffic flow along Arnold Valley Road.

APPENDIX 3

TTPP Zoning



Arnold Valley Rd

KRH1


APPENDIX 4

Aerial Photo – 139 Arnold Valley Road



Map Prepared

PAH

 **139 Arnold Valley Rd**

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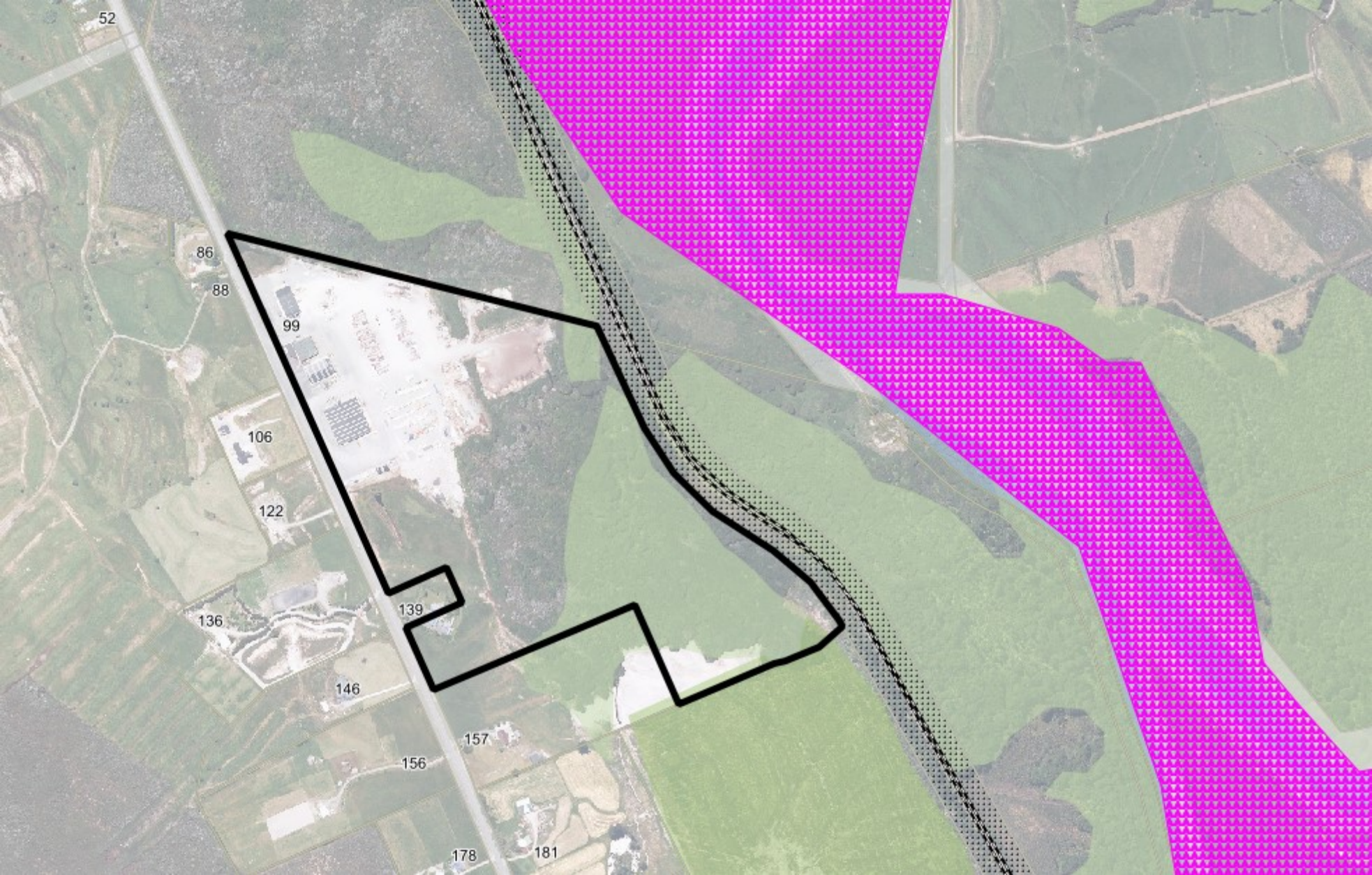
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November 07, 2022



APPENDIX 5

West Coast Regional Council Flood Hazard Overlay



52

86

88

99

106

122

136

139

146

157

156

178

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