

Resource Consent Decision

RC205401



APPLICANT:	Castle Hill Adventure Tours Ltd
PROPOSAL:	To change conditions 1, 3 & 5 of resource consent RC145279
LOCATION:	West Coast Road, Castle Hill
LEGAL DESCRIPTION:	RS40841 being 17.3590ha in area more or less, as contained in Record of Title CB31B/468
ZONING:	The property is zoned High Country under the provisions of the Operative District Plan (Rural) Volume
STATUS:	This application has been assessed as a change of conditions pursuant to section 127 of the Resource Management Act 1991 in respect of land use resource consent RC145279 granted on 28 th May 2015 to establish, operate and maintain a holiday park complex and golf course, including a manager's residence. As such the relevant provisions of the District Plan (Rural) Volume and the Resource Management Act 1991 have been taken into account
This application was formally received by the Selwyn District Council on 4 August 2020. Assessment and approval took place on 17 August 2020 under a delegation given by the Council.	

Decision

- A. Resource consent 205401 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. That the application to change conditions 1, 3 & 5 of Resource Consent RC145279 granted on 28th May 2015 be granted pursuant to section 127 of the Resource Management Act 1991.

Condition 1 shall now read:

That the development shall proceed in general accordance with the attached approved plans (as varied by RC205401), the details submitted with the application, and the details submitted with the variation application on 3rd August 2020, the except as otherwise amended following the conclusion of the hearing or varied by the conditions set out below.

Condition 3 (3.1) shall now read:

That the buildings shall be erected in accordance with the attached approved plans (as varied by RC205401). The materials and external colour finishes shall comply with those shown in the plans and detailed in the application.

Condition 5 shall now read:

- 5.1 *That the manager's residence to be constructed above the new office/reception building between the two existing buildings for the holiday park shall only be occupied by the manager (and family) of the holiday park.*

- 5.2 Prior to the owner's residence being granted building consent approval by the Selwyn District Council, the following on-site works are firstly to have been undertaken by the consent holder:
- i. The upgrading of one of the existing buildings to create the shop, storage facilities and a new building which will be the office/reception facilities for the holiday park.
 - ii. The construction of the kitchen block.
 - iii. The construction of the ablutions and laundry block.
 - iv. The first 18 campervan/caravan parks.
 - v. Installation of the new vehicle crossing at SH73 as per Condition 7.
 - vi. Installation of the internal roading system extending from the new vehicle crossing to the holiday park facilities.
 - vii. Connections to the existing Castle Hill Village reticulated water and sewer infrastructure.
 - viii. Installation of the required fire hydrant and any other firefighting infrastructure to comply with NZ Fire Service requirements as per Condition 9.
 - ix. Establishment of the required landscape plantings in accordance with the approved landscaping plan as per Condition 4.1.
 - x. Installation of the deer fencing along eastern property boundary shared with Castle Hill Station as per Condition 4.3.

Attachments

1. 205401 Approved Plans

Notes to the Consent Holder

All other conditions of Resource Consent 145279 remain unchanged and in effect.

Please note that the ice skating rink area and climbing wall future development area adjacent to the site entrance are not included within the scope of this consent variation and any future development may require resource consent.

RC145279 (AS AMENDED BY RC205401)

1 General Condition

That the development shall proceed in general accordance with the attached approved plans (as varied by RC205401), the details submitted with the application, and the details submitted with the variation application on 3rd August 2020, the except as otherwise amended following the conclusion of the hearing or varied by the conditions set out below.

2 Accommodation Limits

That the accommodation shall be limited to a maximum of 16 cabins, 32 campervan/caravan parks, a general camping area, and a tepee camp area with a performing stage.

3 Buildings

- 3.1 That the buildings shall be erected in accordance with the attached approved plans (as varied by RC205401). The materials and external colour finishes shall comply with those shown in the plans and detailed in the application.

- 3.2 Any landscape plantings that are required to be established in conjunction with any particular building as required by Condition 4 shall be planted within the next available growing season following the completion of the associated building.

4 Landscape Plan

- 4.1 That a landscape plan for the whole site shall be submitted to Council for certification prior to the erection of any buildings on-site. The preparation and certification of such a landscape plan shall take into account the following design principles:
- i. The extent to which landscape plantings minimise the visual impact of the proposed new buildings from SH73 alongside the Castle Hill Village, while also taking into account the need not to compromise the existing distant views to the east in the direction of the Torlesse Range and the Puketeraki Range.
 - ii. The extent to which landscape plantings minimise the visual impact of the proposed new buildings from SH73 when approaching the Thomas River from the southerly direction at the northern end of the 'Castle Hill Station straight'.
 - iii. The extent to which landscape plantings around the property boundaries in the vicinity of the campervan/caravan parking area create a visual separation with the two adjoining properties while also preserving the long term admission of sunlight into this area.
 - iv. The proposed staging of landscape plantings in relation to the erection of buildings and the overall staging of the development.
 - v. The retention of existing vegetation on-site while the proposed new landscape plantings become established.
- 4.2 All landscaping required by Condition 4.1 above shall be thereafter maintained. Where any required tree or group of plantings dies or becomes diseased, it shall be removed and replaced by another of the same or similar species.
- 4.3 That a deer fence with a minimum height of 2m be erected along the eastern site boundary shared with Castle Hill Station prior to the operation of the holiday park.
- 4.4 No gate shall be erected across the primary accessway so as to enable unrestricted access through the property for any agreed third party access.

5 Manager's Residence

- 5.1 That the manager's residence to be constructed above the new office/reception building between the two existing buildings for the holiday park shall only be occupied by the manager (and family) of the holiday park.
- 5.2 Prior to the owner's residence being granted building consent approval by the Selwyn District Council, the following on-site works are firstly to have been undertaken by the consent holder:
- i. The upgrading of one of the existing buildings to create the shop, storage facilities and a new building which will be the office/reception facilities for the holiday park.
 - ii. The construction of the kitchen block.
 - iii. The construction of the ablutions and laundry block.
 - iv. The first 18 campervan/caravan parks.
 - v. Installation of the new vehicle crossing at SH73 as per Condition 7.
 - vi. Installation of the internal roading system extending from the new vehicle crossing to the holiday park facilities.

- vii. Connections to the existing Castle Hill Village reticulated water and sewer infrastructure.
- viii. Installation of the required fire hydrant and any other firefighting infrastructure to comply with NZ Fire Service requirements as per Condition 9.
- ix. Establishment of the required landscape plantings in accordance with the approved landscaping plan as per Condition 4.1.
- x. Installation of the deer fencing along eastern property boundary shared with Castle Hill Station as per Condition 4.3.

6 Clubhouse Facilities

The clubhouse facilities, together with the potential to operate a liquor on- licence as per the Sale and Supply of Alcohol Act 2012, shall be limited to the following hours:

- 11.00 am to 10.30pm: Sunday to Thursday.
- 11.00 am to midnight: Friday and Saturday.

7 New Vehicle Crossing

- 7.1 That a vehicle crossing to service the site shall be formed in accordance with Appendix 10, Diagram E10.B2 of the Partially Operative District Plan (Rural Volume) or as otherwise required by the New Zealand Transport Agency. The vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing and for the first ten metres (as measured from the edge of the existing formed carriageway towards the property) or to the property boundary, whichever is the lesser.
- 7.2 The new vehicle crossing and associated road upgrading works shall be completed prior to the holiday park operating.
- 7.3 Following the installation of the new vehicle crossing as per Condition 7.1, the 2 existing vehicle crossings for the subject property shall be closed and fenced across.

8 Performing Stage

There shall be no amplified equipment used as part of any performance on the stage located at the tepee camping area.

9 Fire Fighting Requirements

- 9.1 That a firefighting connection that complies with the New Zealand Fire Service Firefighting Water supplies Code of Practice SNZ PAS 4509:2008 be located within 90 metres of the proposed buildings (accommodation blocks, ablution block, the clubhouse and manager's residence). In order to ensure that connections are compatible with New Zealand Fire service Equipment the fittings are to comply with the following standard:
 - a) Either: For flooded sources- 70mm instantaneous Couplings (Female) NZS 4505, or for suction sources- 100mm Suction Coupling (Female) NZFS 4505 is to be provided
 - b) Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.
 - c) The connection shall have a hardstand area adjacent to it to allow for a New Zealand Fire Service appliance to park on it. The hardstand shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Access shall be maintained at all times to the hardstand area.

- d) Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.
- e) A firefighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service is obtained for the proposed method.
- f) Whichever method is used to provide the firefighting water supply, the supply and firefighting access should be readily identifiable by the use of signs, marker posts or other suitable identifiers.

10 Engineering, Servicing and Roothing

- 10.1 Landowners are responsible for maintaining any private drains and gullies on this property. The property shall receive and pass through all existing discharges and flow paths shall be maintained at all times.
- 10.2 All work shall comply with the Engineering Code of Practice, except as agreed with Council.
- 10.3 That the plans and specifications of all works, including water, irrigation, sewer, roading, stormwater and landscaping, shall be submitted to the Council for approval. Engineering approval of complying documents shall be given in writing and work shall not commence until this has been received from the Council. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.
- 10.4 The consent holder shall forward with the engineering plans and specifications, copies of any other consents required and granted in respect of this land use consent, including any certificate of compliance or consent required by Canterbury Regional Council.
- 10.5 That accurate 'as built' plans of all services be provided to the satisfaction of the Asset Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Actual costs involved in provision and transfer of this data to Councils systems shall be borne by the consent holder.

Water

- 10.6 That the lateral lines be laid within the net area of the subject site. Each lateral shall be fitted with an appropriately sized restrictor and in accordance with the approved engineering plans.
- 10.7 That the connection to the Castle Hill water supply shall be in accordance with the Engineering Code of Practice.
- 10.8 That the reticulated water supply shall not be used to irrigate the golf course.

Sewer

- 10.9 That connection to the Council sewer be arranged by the applicant, with the work to be done by a registered drainlayer.
- 10.10 That dumping of effluent from campervans who do not use the facility for overnight camping is not permitted.

Stormwater

- 10.11 Where stormwater discharges are to be undertaken as a permitted activity, a certificate of compliance or calculations shall be supplied to Council to demonstrate compliance condition 5 of S5.72 of the PL&W Plan and WQL6 of the NRRP.

Yours faithfully

Selwyn District Council

A handwritten signature in blue ink, reading 'R. Bigsby', is positioned over a faint, light blue rectangular stamp. The signature is written in a cursive style.

Richard Bigsby

Resource Management Planner