

From: [BDC Lgoima](#)
To: [REDACTED]
Subject: Official Information Request for Consents Requirements - NZMCA Ref: OIA 062/22
Date: Friday, 9 September 2022 8:38:00 am
Attachments: [170006 Decision.pdf](#)
[130103 Decision.pdf](#)
[image003.png](#)

Dear [REDACTED]

We refer to your official information request dated 8 September for Resource Consents for requirements that New Zealand Motor Caravan Association have to abide by for the operating of their parks under BDC management.

The information you have requested is attached

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.

If you wish to discuss this decision with us, please feel free to contact the Buller District Council by return email to lgoima@bdc.govt.nz.

Please note that it is our policy to proactively release our responses to official information requests where possible. Our response to your request will be published shortly at <https://bullerdc.govt.nz/district-council/your-council/request-for-official-information/responses-to-lgoima-requests/> with your personal information removed.

Kind regards

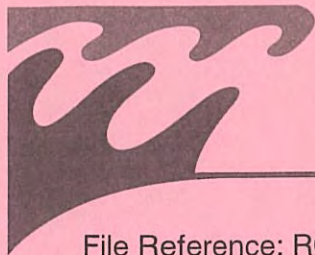
Sean Judd | Group Manager Regulatory Services
DDI 03 788 9614 | Mobile 022 31 00 883 | Email sean.judd@bdc.govt.nz

Buller District Council | Phone 0800 807 239 | bullerdc.govt.nz
PO Box 21 | Westport 7866

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File Reference: RC130103
Valuation Roll No.

16 January 2014

The New Zealand Motor Caravan Association Inc
PO Box 72147
Papakura 2244

Dear Sir/Madam

APPLICATION FOR RESOURCE CONSENT RC130103

Council's Delegated Planning Sub-Committee considered the above application at its meeting on 15 January 2014. Council's decision is attached.

If you are happy with the decision made by Council, the consent may be acted upon subject to any conditions included in the decision. Council staff will monitor the site to check that conditions have been complied with.

If not acted upon, the consent will lapse after five years from the date of the decision, unless otherwise specified in this decision or unless extended by resolution of Council. Please refer to Section 125 of the Act (Lapsing of Consents) for further details.

If you do not agree with the whole or any part of the decision, you may appeal the whole or any part of the decision to the Environment Court. An appeal may be lodged with the Environment Court within 15 working days of the date of this notification being delivered to you in the normal course of post. The address of the Environment Court is PO Box 2069, Christchurch 8140. A copy of any appeal should also be sent to the Buller District Council, PO Box 21, Westport, 7866.

An appeal must be lodged on Form 16 prescribed by the Resource Management (Forms) Regulations 1991 and must be accompanied by a filing fee of \$500.00 (GST inclusive) as specified in those Regulations under Part VI, Section 28, Sub-section (3). A copy of the above Regulations may be purchased from the Government Printing Office.

If you are in doubt about your rights to appeal, or require an extension of time, you should discuss this with your solicitor/agent.

If you have any further queries please do not hesitate to contact me.

Yours faithfully

Helen Montgomery
TEAM LEADER PLANNING AND POLICY

RESOURCE CONSENT DECISION – RC130103

Pursuant to Sections 104, 104B, and 108 of the Resource Management Act 1991, Buller District Council GRANTS the application by the New Zealand Motor Caravan Association Incorporated, subject to the Conditions below:

The Approved Activity:

To establish and operate a New Zealand Motor Caravan Association motorhome park within the Rural Zone. The motorhome park will encompass a land area of approximately 2,700m² located within the Kawatiri Beach Reserve.

Location:

Address:	Kawatiri Beach Reserve, Westport
Legal Description:	Section 1 SO 371964
Computer Freehold Register:	N/A – Crown Land held for Conservation Purposes
Valuation Roll Number:	N/A

Approved Plans:

- The plan titled “*Site Plan, NZMCA Park – Kawatiri Beach Reserve, Westport*”, dated 22 October 2013.
- The aerial photo showing the location of the site.
- The detailed diagram of the proposed sign included on page 5 of the application document.

Please note that the plans which are approved are stamped Approved Plan and attached to this consent.

CONDITIONS:

Pursuant to Section 108 of the Resource Management Act 1991 this consent is granted subject to the following conditions:

General

1. The activity shall proceed in accordance with the submitted application received by Buller District Council (Council) on 25 October 2013, the further information received on 4 December 2013, and the relevant plans as detailed above and stamped as approved, except where the following conditions take precedence.
2. The Consent Holder shall contact the Council's Planning Department at least three (3) working days prior to the commencement of any physical works or activity authorised by this consent to enable monitoring to be undertaken.
3. The site is permitted to be used for temporary camping purposes only by members of the New Zealand Motor Caravan Association (displaying membership identification) and all vehicles shall be certified self-contained to NZS 5465:2001 (displaying the required documentation).

Built Structures

Advice Note: Structures referred to under this consent relate to the perimeter fence, entrance gates, signage, kiosk and refuse area.

4. The kiosk and refuse area shall be finished in appropriate recessive colours of low reflectivity which blend in with the immediate environment.
5. In accordance with the application, the perimeter fence shall be constructed of post, wire and mesh netting materials which are a recessive and natural colour.
6. The approved sign shall contain no elements which are reflective or illuminated and the maximum height of the sign and support structures shall be 2.0m above ground level.
7. All built structures on the site, including the perimeter fence, entrance gates, signage, and kiosk and refuse area, shall be maintained in good condition at all times to the satisfaction of Council's Manager Environmental Services. Any damage to structures, including via vandalism or graffiti, shall be repaired as soon as practicable by the Consent Holder and at the Consent Holder's cost.
8. If for any reason the use of the site for the activity authorised by this consent ceases for a period longer than twelve (12) months, all built structures shall be removed.

Site Management

9. Prior to the use of the site for the approved activity, the Consent Holder shall supply the Council with appropriate phone contact details, including after-hours contact details, for the local site custodian.

Advice Note: This requirement is to ensure any matters requiring attention can be addressed in a prompt manner and up to date contact details are to be provided should the local site custodian change at any time.

10. The Consent Holder shall enter into a contract for services with a suitable contractor approved by Council's Manager Environmental Services, for waste and recycling collection from the site as required, and at a frequency of no less than once per week. A copy of the contract shall be supplied to Council.

Hazard Management

11. In accordance with the application, the Consent Holder shall place a warning sign on the back of the approved sign alerting campers to the potential risks to the site from high tides and storm surges.
12. The Consent Holder shall take all reasonable steps to ensure that members of the New Zealand Motor Caravan Association are aware of the potential hazard risks associated with camping on the site, including those detailed in the application such as a notice in the bi-monthly magazine and in the member's travel directory.
13. If the Consent Holder receives notice from the Department of Conservation that the site is to be temporary closed for camping in order to protect the safety of campers

from coastal hazards, then the Consent Holder shall notify the Council within 24 hours.

14. A logbook record of all such closures as referred to Condition 13 above shall be kept by the Consent Holder and made available to the Council upon request.
15. Should the management agreement between the Consent Holder and the Department of Conservation be suspended for a period longer than twelve (12) months due to coastal hazard matters, the Consent Holder shall surrender this resource consent as per Section 138 of the Resource Management Act.

Advice Note: The Department of Conservation maintains overall responsibility for the management and administration of the site and currently allows overnight camping on the site. The Council will not be held liable for any damage to persons or property while campers are staying overnight on the site as authorised by this consent.

Review

16. Pursuant to Section 128 of the Act, the Council may once per year, on any of the last five working days of either February, June or October, serve notice of its intention to review any or all of the conditions of this consent for the purpose of:
 - i. Amending or adding conditions to address effects relating to site management and/or coastal hazards.
 - ii. Dealing with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.

Monitoring

17. All actual and reasonable costs incurred by this Council in monitoring, enforcement and administration of this consent shall be met by the Consent Holder.

NOTES:

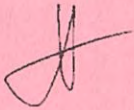
- (i) A monitoring fee of \$100 has been included on your consent invoice to contribute towards the costs associated with monitoring consent conditions. Please note that monitoring of the consent will likely incur additional fees as per Condition 17.
- (ii) If you do not understand any or all conditions of this consent, please contact Council's Planning Department for clarification before starting work.
- (iii) Pursuant to Section 127(1) of the Resource Management Act 1991, the consent holder may apply to the consent authority for a change or cancellation of any condition of this consent within five years from the date of issue.
- (iv) This consent shall lapse five years after the decision date if not given effect to.

REASONS FOR DECISION

Section 113(4) of the Resource Management Act 1991, requires that every decision on a resource consent that has not been notified shall be in writing and state reasons for the decision.

1. Subject to recommended consent conditions it is considered that the establishment and operation of the Motorhome Park will give rise to visual effects which either form part of the permitted activity baseline or are no more than minor. The proposed activity will be located within an area of the beach currently being developed for multi-purpose recreational activities and the activity will not significantly detract from the existing character and amenity of the area. Suitable mitigation measures are available to ensure that the use of the site for short term overnight camping can be undertaken with a low level of risk from potential coastal hazards.
2. The only affected persons approval, being that of the Department of Conservation as administrators of the land under application, has been received. There are considered to be no effects, over and above the permitted activity baseline, on any other persons.

Please note that a copy of the Planning Officer's Report, which explains further the reasons given above, can be forwarded to you on request and is also available at the Council office to view.



Dated at Westport this 15th day of January 2014

APPROVED PLAN



Buller District Council Map

Print Date: 8/11/2013

Scale: **1:2,000**
1 centimeter equals 20.00 meters

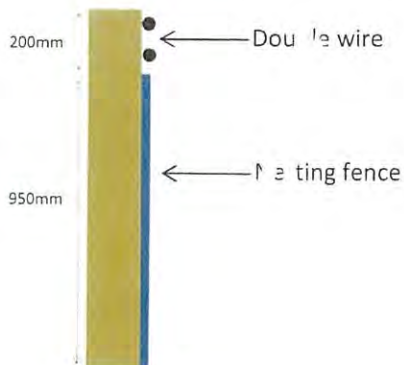
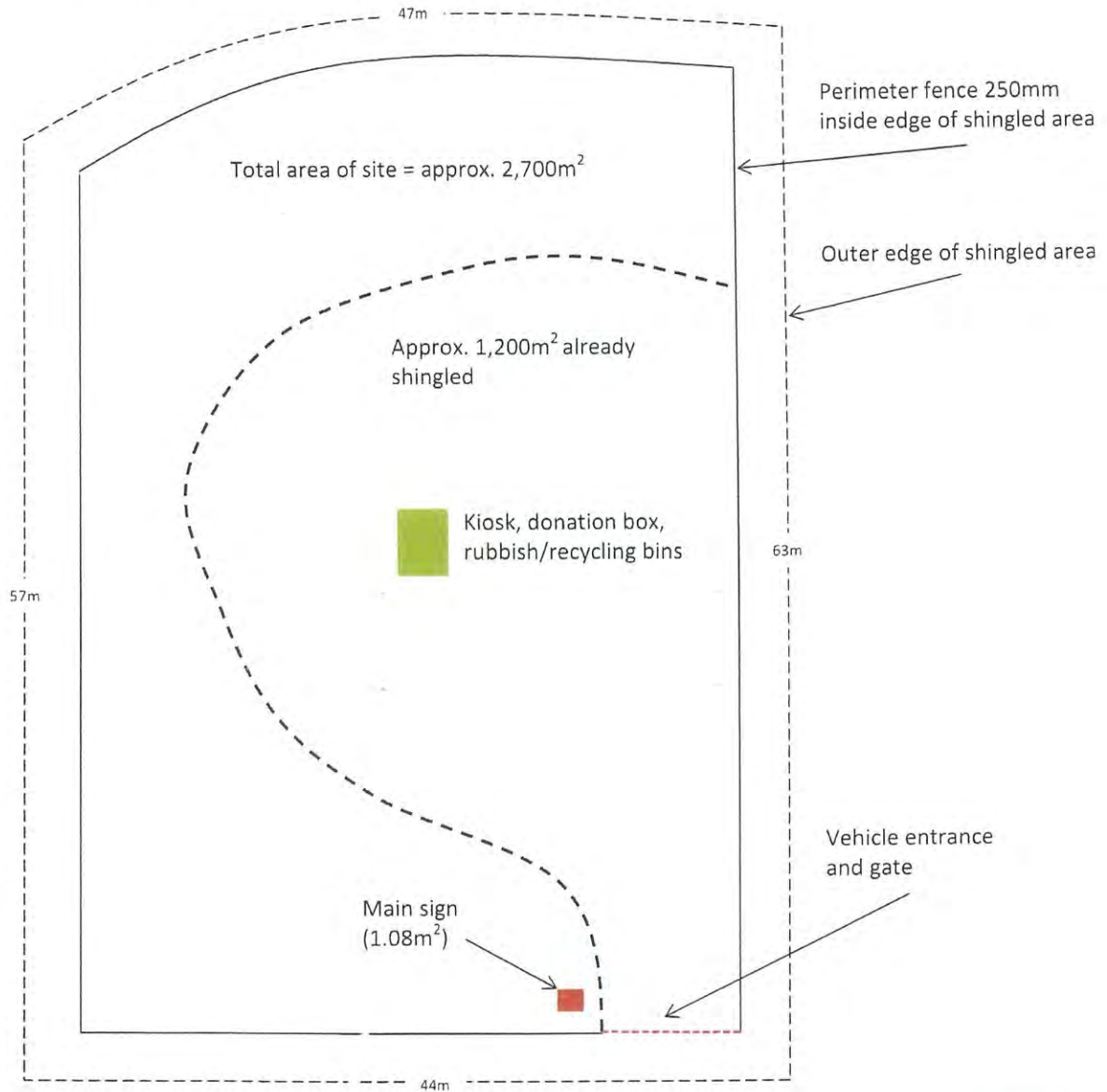
Cadastral information derived from
Land Information New Zealand
CROWN COPYRIGHT RESERVED

Information shown is indicative only and is
the currently assumed knowledge as at date
printed. If information is vital, confirm with the
authoritative owner

Site Plan

NZMCA Park – Kawatiri Beach Reserve,
Westport

North



APPROVED PLAN
22/10/13

Driveway
(Approx. 100m to be re-shingled)

NZMCA
22 October 2013

3.5. Signs

The following sign (approx. 900 x 1200mm) will be installed near the entrance within the boundary of the site to advise members of the site rules.



APPROVED PLAN
PC130103

3.6. Site development and earthworks

The work required to develop the land ready for operation includes;

- Completing a further 1,500m² of shingle pad (noting approx. 1,200m² of the site is already shingled) over the existing sand/top soil which is currently cleared and has been used for parking for the past 12 months;
- Installing a fence 250mm inside perimeter of the site boundary;
- Installing an unlocked metal gate at the entrance with timber rails each side; and
- Installing the kiosk and donation box near the center of the site.

The NZMCA expects to commence work within 6 weeks of receiving consent, operating during daylight hours, and completed within two weeks of the commencement date. All work will be undertaken with prior approval from DOC.

3.7. Fencing and entrance gate

A dog-proof post, wire and netting fence (similar in design to the one erected around the penguin colony at Cape Foul Wind) will be installed approx. 250mm inside perimeter of the site. The fence will be built 1.1 – 1.2m high with netting up to 1m and double wire along the top 200mm. A 4.8m steel netting gate will be installed at the vehicle entrance.

The fence and gate will be built prior to the facility becoming operational, and maintained for as long as the NZMCA Park exists on the site.



File Reference: RC170006
Valuation Roll No. N/A

15 February 2017

The New Zealand Motor Caravan Association (NZMCA)
PO Box 72147
PAPAKURA 2244

Attention: Victoria Edmonds

Dear Victoria

APPLICATION FOR RESOURCE CONSENT RC170006

The Buller District Council's decision on the abovementioned resource consent is enclosed.

If you are happy with the decision made by Council, the consent may be acted upon subject to any conditions included in the decision. Council staff will monitor the site to check that conditions have been complied with.

If not acted upon, the consent will lapse after five years from the date of the decision, unless otherwise specified in this decision or unless extended upon application to Council. Please refer to section 125 of the Resource Management Act 1991 (RMA) for further details.

If you do not agree with the whole or any part of the decision, you may appeal the whole or any part of the decision to the Environment Court. An appeal may be lodged with the Environment Court within 15 working days of the date of this notification being delivered to you in the normal course of post. The address of the Environment Court is PO Box 2069, Christchurch 8140. A copy of any appeal should also be sent to the Buller District Council, PO Box 21, Westport 7866.

Please refer to sections 120-121 of the RMA and also the Resource Management (Forms, Fees and Procedure) Regulations 2003 for further details on appealing resource consent decisions.

If you are in doubt about your rights to appeal, or require an extension of time, you should discuss this with your solicitor/agent.

If you have any further queries please do not hesitate to contact me.

Yours faithfully

Rachel Townrow
TEAM LEADER PLANNING AND POLICY

RESOURCE CONSENT DECISION - RC170006

Pursuant to sections 104, 104B and 108 of the Resource Management Act 1991, Buller District Council **GRANTS** the application by The New Zealand Motor Caravan Association, **subject to the Conditions below.**

The Approved Activity:

To establish and operate an extension of approximately 2,604m² to an existing New Zealand Motor Caravan Association motorhome park within the Rural Zone.

Resource Consent RC130103 was granted for a motorhome park which encompasses a land area of approximately 2,700m² located within the Kawatiri Beach Reserve. The new extension is immediately west of the existing motorhome park and will result in a total area of approximately 5304 - 5,400m².

Signage, a registration kiosk and perimeter fencing are in place as outlined in resource consent RC130103. The perimeter fencing will be extended to encompass the area of the extension.

Location:

Address:	Kawatiri Beach Reserve, Westport
Legal Description:	Section 1 SO 371964
Computer Freehold Register:	N/A – Crown Land held for Conservation Purposes
Valuation Roll Number:	N/A

Approved Plans:

The plan on page 19 of the application, labelled Appendix 1- Site Plan, dated 12/12/2016.

Please note that the plan which is approved is stamped Approved Plan and attached to this consent.

CONDITION(S):

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

1. The activity shall proceed in accordance with the submitted application received by Buller District Council (Council) on 18 January 2017 and the relevant plans as detailed above and stamped as approved, except where the following conditions take precedence.
2. All actual and reasonable costs incurred by this Council in monitoring, enforcement and administration of this consent shall be met by the Consent Holder.
3. The site is permitted to be used for temporary camping purposes only by members of the New Zealand Motor Caravan Association (displaying membership identification) and all vehicles shall be certified self-contained to NZS 5465:2001 (displaying the required documentation).

Built Structures

4. Any permanent structures (i.e. the perimeter fence) on the site shall be finished in appropriate recessive colours of low reflectivity which blend in with the immediate environment.
5. The perimeter fence shall be constructed of post, wire and mesh netting materials which are a recessive and natural colour.
6. All built structures on the site, including the perimeter fence, shall be maintained in good condition at all times to the satisfaction of Council's Manager Environmental Services. Any damage to structures, including via vandalism or graffiti, shall be repaired as soon as practicable by the Consent Holder and at the Consent Holder's cost.
7. If for any reason the use of the site for the activity authorised by this consent ceases for a period longer than twelve (12) months, all built structures shall be removed.

Site Management

8. The Consent Holder shall supply the Council with appropriate phone contact details, including after-hours contact details, for the local site custodian.

Advice Note: This requirement is to ensure any matters requiring attention can be addressed in a prompt manner and up to date contact details are to be provided should the local site custodian change at any time.

9. As also required by RC130103, the Consent Holder shall enter into a contract for services with a suitable contractor approved by Council's Manager Environmental Services, for waste and recycling collection from the site as required, and at a frequency of no less than once per week. A copy of the contract shall be supplied to Council.

Hazard Management

10. The Consent Holder shall ensure that a warning sign on the back of the approved sign under RC130103 is in place at all times alerting campers to the potential risks to the site from high tides and storm surges.
11. The Consent Holder shall take all reasonable steps to ensure that members of the New Zealand Motor Caravan Association are aware of the potential hazard risks associated with camping on the site, such as a notice in the bi-monthly magazine and in the members' travel directory.
12. If the Consent Holder receives notice from the Department of Conservation that the site is to be temporarily closed for camping in order to protect the safety of campers from coastal hazards, then the Consent Holder shall notify the Council within 24 hours.
13. A logbook record of all such closures as referred to in Condition 12 above shall be kept by the Consent Holder and made available to the Council upon request.

14. Should the management agreement between the Consent Holder and the Department of Conservation be suspended for a period longer than twelve (12) months due to coastal hazard matters, the Consent Holder shall surrender this resource consent as per Section 138 of the Resource Management Act 1991 (the Act).

Advice Note: The Department of Conservation maintains overall responsibility for the management and administration of the site and currently allows overnight camping on the site. The Council will not be held liable for any damage to persons or property while campers are staying overnight on the site as authorised by this consent.

Review

15. Pursuant to Section 128 of the Act, the Council may once per year, on any of the last five working days of either February, June or October, serve notice of its intention to review any or all of the conditions of this consent for the purpose of:
 - i. Amending or adding conditions to address effects relating to site management and/or coastal hazards.
 - ii. Dealing with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.

NOTE(S):

1. Please contact the Council's Planning Department at least three working days prior to the commencement of any physical works or activity authorised by this consent to enable monitoring to be undertaken. Contact can be made via email to planning@bdc.govt.nz, please include your resource consent reference number in the subject line.
2. A monitoring administration fee of \$100.00 has been included on your consent invoice. Please note that further fees are likely in accordance with Condition 2.
3. If you do not understand any or all conditions of this consent, please contact Council's Planning Department for clarification before starting work.
4. Pursuant to section 127(1) of the Act, the consent holder may apply to the consent authority for a change or cancellation of any condition of this consent.
5. This consent shall lapse five (5) years after the decision date if not given effect to.

REASONS FOR DECISION

Section 113(4) of the Act requires that every decision on a resource consent that has not been notified shall be in writing and state reasons for the decision.

1. The proposed activity will be located within an area of the beach that is developed for multi-purpose recreational activities and the activity will not significantly detract from the existing character and amenity of the area. Suitable mitigation measures are available to ensure that the use of the site for short term overnight camping can be undertaken with a low level of risk from potential coastal hazards.
2. The only affected person's approval, being that of the Department of Conservation as administrators of the land under application, has been received. In accordance with section 104(3)(a)(ii) of the Act, when considering an application a consent authority must not have regard to any effect on a person who has given written approval to the application.

Please note that a copy of the Planning Officer's Report, which explains further the reasons given above, can be forwarded to you on request and is also available at the Council office to view.

A handwritten signature in black ink, appearing to be 'R. J. J.', written in a cursive style.

Dated at Westport this 15th day of February 2017

10. Appendices

10.1. Appendix 1 - Site Plan

