

Rebecca Holden

18 May 2012

RC110133

1663/2254

Alpenrose Trustees Limited
PO Box 87
HANMER SPRINGS 7360

Dear Sir/Madam

RESOURCE MANAGEMENT ACT 1991 – NOTICE OF DECISION

Consent Number: RC110133
Site Address: 2254 Mouse Point Road, Culverden
Legal Description: Lot 1 DP 377058

I refer to your application for land use to construct and operate a cellar door and café.

The Council has considered this application on a limited-notified basis pursuant to sections 95A-E of the Resource Management Act 1991 and consent has been granted subject to the following conditions. A copy of the decision is enclosed for your information.

CONDITIONS OF CONSENT

General

1. *That the proposal proceed in general accordance with the plans and details submitted in support of the application and referenced as RC110133 in Council records, including the hours of operation being 7 am to 10pm any day of the week.*

Stormwater

2. *All hardstand areas shall be graded to discharge the stormwater to grass swales.*
3. *All stormwater from the grass swales shall discharge to ground via soak-holes with a pre entry sump similar to the details in Section E1 of the Building Act 2004 - type two surface water sump.*
4. *A management plan for the soakage system shall be submitted to the Council for approval and shall include details of the maintenance requirements including the requirement that the soakage system is inspected at least once every six months and any sediment or litter removed to prevent blockages occurring.*
5. *Stormwater facilities on the site shall be operated and maintained by the consent holder. This requires that the contents of the sumps are cleared out and removed at least twice annually. The material removed shall be disposed of at an appropriate facility.*

Access drive (from existing access drive to proposed car park) and parking areas

6. *The access and parking areas for the development as shown on the site plan submitted as part of the application and referenced as "Plan # 1728" (drawn by Ross Nevin, 17/11/2011), shall be created to the requirements set out in Rule A1.2.17 of the Hurunui District Plan.*
7. *The parking area shall provide for at least one disabled parking space with a suitable wheel chair manoeuvring area surrounding the disabled parking space to be sealed, marked and*

painted to the required standards. In addition a sealed access route from the car park area to the building for wine tasting and cafe shall also be provided.

8. *The access, parking and manoeuvring areas shall provide access for a medium rigid truck as per Figure A1.1-Loading standards tracking curve.*
9. *Construction details for the access drive shall be generally in accordance in Figure A3.1 with the parking space and access drive constructed to the standards detailed below:*
 - (a) *The areas be formed for road generally in accordance with NZS 4404 "Land Development and Subdivision Engineering" and the Hurunui District Council District Plan.*
 - (b) *That the access drive has a minimum formation width of 7.0 metres and a minimum carriageway width of 6.0 metres.*
 - (c) *That the access drive and the car parking areas shall discharge all stormwater to grass swales.*
 - (d) *That formation and carriageway width at any bends in the access drive shall provide for a 90 percentile tracking curve of a truck as per Figure A1.1.*
 - (e) *That the access drive and the car parking area pavement shall consist of a minimum depth of 300mm of metal-course and must be designed after foundation investigations. As a minimum the formation shall extend down to a suitable subgrade which shall be free of organic material. The formation shall comprise a 200mm compacted layer of screened river run sub base (AP65), overlaid with a 100mm layer of crushed (clay stabilised basecourse) (AP40) which shall be compacted to a uniformly dense stable condition that does not wave or creep under rolling.*
 - (f) *The disabled car park area and access shall be overlaid with a two wet coat of chip seal grade 6 over grade 4 consisting of hot bitumen or alternatively a 30 millimetre layer of asphaltic concrete. The remainder of the area shall then be overlaid with a suitable running course of metal.*

Conditions Auditing

10. *Audit inspections will be carried out to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. These inspections will be undertaken by the Council's engineering staff for a fee as defined in the Councils schedule of fees and charges, payable by the applicant. Any other works directly associated with the subdivision shall also be charged at the rates defined in the Council's schedule of fees and charges. Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at the fee as defined in the Councils schedule of fees and charges for the staff member. These charges are inclusive of overheads and vehicle running costs. The minimum number of inspections shall be as follows:*

Access drive and parking areas

- *On completion of excavation to subgrade.*
- *Following compaction of basecourse.*

Whole of Works

- *At completion of all works.*

11. *Conditions 2-4 and 6-10 shall be completed prior to the building being open to the public.*

ADVICE NOTES

Site Inspections

- i) *Site inspections are an important component of the works, please ensure contractors are aware of the requirements outlined in the clause Conditions Auditing. It is essential that the contractors are given sufficient detail from the conditions to ensure compliance of their works, with the conditions imposed in the consent.*

Access drive (from property boundary to car park) and parking areas

- ii) *Although not a requirement of this consent, it is recommended that the access drive and the remaining car parking areas be overlaid with a two wet coat of chip seal grade 6 over grade 4 consisting of hot bitumen or alternatively a 30 millimetre layer of asphaltic concrete.*

Stormwater

- iii) *A consent to discharge stormwater to ground via the soak-holes may be required from the Canterbury Regional Council*

It should be emphasised that to ensure that you comply with this resource consent all conditions of consent must be complied with and the consent holder must continue to comply with all conditions in order that the activity remains lawfully established.

ADDITIONAL INFORMATION RELATING TO THE GRANTING OF LIMITED-NOTIFIED RESOURCE CONSENTS WHICH SHOULD BE READ IN CONJUNCTION WITH THE DECISION

YOUR RIGHTS OF OBJECTION

If you do not agree with the Council's decision on this limited-notified resource consent, any of its conditions, or any additional fees that have been charged, you may, pursuant to Section 357A of the Resource Management Act 1991, lodge an objection with the Council. The notice of objection must be received by the Council within 15 working days of receipt of this decision.

COMMENCEMENT OF CONSENT

The commencement date for your resource consent is the date of this letter advising you of the Council's decision, unless you lodge an objection against the decision. The commencement date will then be the date on which the decision on the objection is determined.

MONITORING

A general monitoring programme has been set up to ensure compliance with the conditions imposed on resource consents. Where further site inspections are required because of non-compliance with any of the conditions the Council may render an account to the consent holder for monitoring fees at the rate set out in the fees and charges schedule.

LAPSING OF THIS CONSENT

Resource consents are granted to authorise an activity until the expiry date specified on the consent. Unless this consent has been given effect to, **the consent will lapse five years after the date of its commencement**, or unless on receipt of a further application under section 125 of the Resource Management Act 1991, the Council extends this period.

Any development authorised by a resource consent must be completed within the 5 year period in order that it is lawfully established. Any proposal that is not fully implemented and completed within 5 years will require either a new resource consent or an extension of time.

Applications for an extension of the duration of a consent are required to meet a number of criteria contained in Section 125 of the Resource Management Act 1991 before the Council can extend the duration of any consent.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rebecca Holden', with a stylized, cursive script.

Rebecca Holden
Consent Planner