

WHANAU CAMPING GROUND

MOIKI VALLEY, WAIRARAPA

PROPOSED CARAVAN AND CAMPSITE-POWERED AND NON-POWERED

- Once all infrastructure is in place and consents have been given
- Starting with 20-30 sites-Including Camping (Tents) and Caravan initially and extending to 50 within a 5-year period
- Catering for an initial Capacity of 50 people until the extension and up to Maximum of 100 people

Estimation of Costs

Administration Costs	\$5,000.00
Driveway	\$24,500.00
Sewerage	\$31,000.00
Concrete for the Slab	\$20,000.00
Toilets and Showers Block, Walls, Roofing	\$15,000.00
Toilet and Shower fittings	\$5,000.00
Plumber and Electrician	\$2,000.00
Pit and Pipe Digging Trenches (Uncle to do)	\$10,000.00

ESTIMATED TOTAL	\$112,500.00
------------------------	---------------------

ADMINISTRATION

- Administration
- Council Forms and Applications submitted and waiting for response
- Once response is received depending on outcome. Contact Kershaws to advise.
- Timeframe-2 weeks 22/11/2020

STAGE 1 OF THE PLANNING-DRIVEWAY

Timeframe Looking at (if it's Possible Due to COVID Restrictions) going back to NZ in March-April 2021 otherwise definitely before the end of next year to Sourcing Costs looking to start **August 2021**

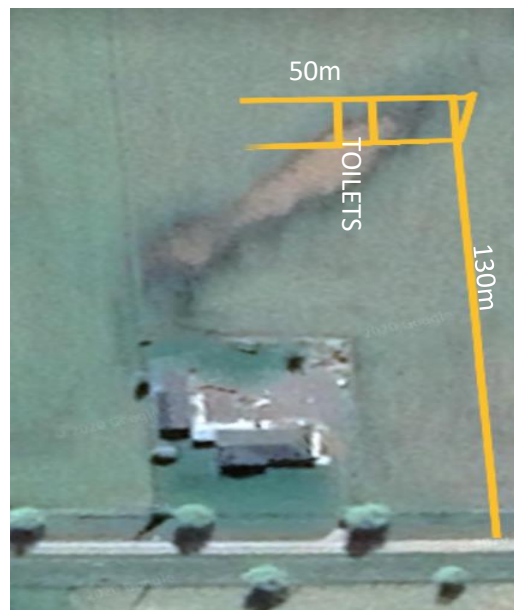
Driveway

Using 100m Road base and cover with Chip Seal or Slurry Seal

230m Roading 3.5m wide Cost Approximate cost 700m X 35 per m \$24,500



Map of proposed Driveway



STAGE 2 OF THE PLANNING-CONCRETE-TOILET AND SEWREDGE

Timeframe

*After the completion of the road and Water and power sourced looking at **September 2021 to start stage 2***

1. Bore Water and Tanks and Power Hooked up

2. Sewerage System

Natural Flow <https://www.naturalflow.co.nz/product/cs50/>

3. Concrete

7m x10m Pour- \$20k

After Concrete is poured

4. Ablutions Block-Toilet and Shower Facilities

4 Tane Showers and Toilets

4 Wahine Showers and Toilets

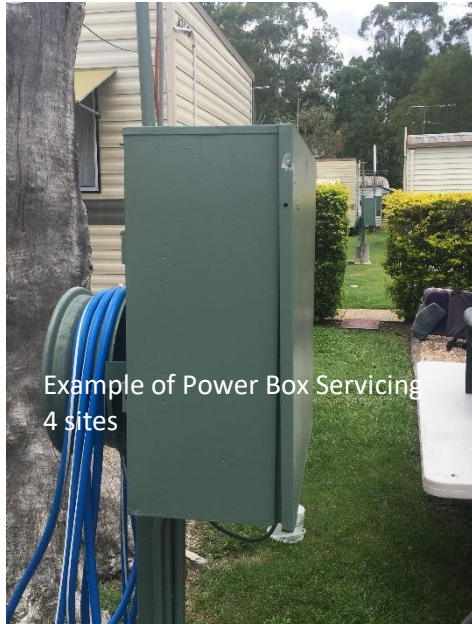


STAGE 3 OF THE PLANNING-FINISHING TOUCHES

Timeframe

Ready for Use by December 2022

Installing power boxes to each site



Connecting a tap to each site



STAGE 3 OF THE PLANNING-FINISHING TOUCHES

Examples of the Site Layout



From: [Sara Edney - Building Control Officer](#)

Sent: Thursday, 24 September 2020 9:30 am

To: tinachris21smith@gmail.com

Subject: RE: Planning enquiry

Hi Christine

I am responding on behalf of the building department, you should receive a second response from one of our planning team members.

A building consent is required for the building and plumbing/drainage work involved.

You will have to look at extending the wastewater disposal system (septic tank) to accommodate the additional loading from the added toilet/shower facilities.

In relation to power, you will have to contact a registered electrician to assist with this query, the only requirement we will have is that an electrical certificate is supplied when the electrical work has been completed.

If there is a bore on site then Greater Wellington Regional Council will have information relating to that and any restrictions that may be involved.

As part of the building consent you will be required to show a water supply, this can be either by bore or water tank.

At this point it is a bit tricky to advise on building consent costs. Is the plan to add on to the existing building or build a separate facilities building?

Please let me know if you have any further questions relating to the above information.

Regards

Sara Edney

Building Control Manager
South Wairarapa District Council



Good morning Christina,

Thanks for your email. I'm the duty planner today.

Based on the size of the property, you are entitled to two dwellings and one minor dwelling subject to setback requirements etc. No resource consent will be required to establish an additional building with showers and toilet facilities as we would consider it residential use.

The building team should be able to advise on any building and septic requirements. Greater Wellington Regional Council deals with bores and additional septic discharge so I would recommend discussing these two matters with them as well.

If you have any further questions or want to discuss, I'm more than happy to help.

Kind regards,

Kendyll Harper

Resource Management Planner



South Wairarapa District Council

06 306 9611

PO Box 6 Martinborough 5741

19 Kitchener Street Martinborough 5711

www.swdc.govt.nz

From: **Toni de Lautour** <Toni.deLautour@gw.govt.nz>
Date: Tue, 20 Oct 2020, 17:42
Subject: Water take from bore - query
To: tinachris21smith@gmail.com <tinachris21smith@gmail.com>

Kia ora Christina

I've been forwarded your query regarding rules relating to how much water you can take.

The main rule that applies (under the Proposed Natural Resources Plan - PNRP) for the taking of water per property is Rule R136. You're allowed to take up to 10m³ (10,000 litres) per day for a property size of less than 20 hectares. If your property is greater than 20 hectares, then you're allowed 20m³ (20,000 litres) per day. I've included a copy of the rule as there are conditions to meet for the take to be permitted.

This is a link to the relevant section of the PNRP (Water allocation rules) :
<http://pnrp.gw.govt.nz/assets/Uploads/Final-Chapter-6.6-Rules-Water-Allocation-Appeal-version-2019.pdf>

You can check through other rules (following R136) in case you intend to take water for an activity other than for domestic or stock water.

Toni de Lautour

Kaitohutohu / Resource Advisor, Environmental Regulation

Greater Wellington Te Pane Matua Taiao

DDI 06 826 1535 | 027 240 4732

Level 4, Departmental Building, 35-37 Chapel Street, Masterton

PO Box 41, Masterton 5840

Follow us online: [Facebook](#) | [Twitter](#) | gw.govt.nz *My usual days of work are Monday – Thursday*

From: Harriet Barber- Resource Management Administrator <harriet.barber@swdc.govt.nz>
Sent: Tuesday, 24 November 2020 11:36 am
To: Christina Marie Smith <tinachris21smith@gmail.com>
Cc: Philip Vernon- Environmental Health Officer <philip.vernon@swdc.govt.nz>; Kyle Dudley- Environmental Health Officer <kyle.dudley@swdc.govt.nz>
Subject: RE: rules in rural special zone

Hi Christina,

Thanks for your email.

A camp ground as a business would be considered a commercial activity in the rural zone and require resource consent. This is assessed as a restricted discretionary activity at \$660.

(a) Any activity that is not required for primary production and residential purposes that requires either: (a) the construction or use of a building over 25m² in gross floor area; or (b) the external storage of goods, products or vehicles (including contractors yards); and is not otherwise listed as a controlled, restricted discretionary, discretionary or non-complying activity.

Discretion is restricted to the following matters:

- (i) Siting of any building;
- (ii) Design and location of the access;
- (iii) Location, size and effects of any signage;
- (iv) Amenity and visual effects;
- (v) Landscaping and screening;
- (vi) Noise generated by the activity;
- (vii) Changes in the type and amount of traffic;
- (viii) Effects of retail activities in the Rural Zone on the viability and vitality of the existing town centres of Masterton, Carterton Greytown, Martinborough and Featherston;
- (ix) Servicing and infrastructure requirements.

Other aspects to consider can be advised by our environmental health team who have been CC'd into this email.

Kind regards, **Harriet Barber**
Planner



South Wairarapa District Council

06 306 9611 Extn 825
PO Box 6 Martinborough 5741

19 Kitchener Street Martinborough 5711

www.swdc.govt.nz

From: **Philip Vernon- Environmental Health Officer** <philip.vernon@swdc.govt.nz>

Date: Wed, 25 Nov 2020, 08:55

Subject: RE: rules in rural special zone

To: Harriet Barber- Resource Management Administrator <harriet.barber@swdc.govt.nz>, Christina Marie Smith <tinachris21smith@gmail.com>

Cc: Kyle Dudley- Environmental Health Officer <kyle.dudley@swdc.govt.nz>

Kia ora Christina,

There would also be an annual inspection (currently \$260 per annum) to ensure that you are complying with the Camping-Grounds Regulations 1985.

Thanks,

Philip Vernon

Environmental Health Officer



South Wairarapa District Council

06 306 9611 x 853
PO Box 6 Martinborough 5741

19 Kitchener Street Martinborough 5711

www.swdc.govt.nz