

30 April 1992

Mr P J Van Der Hulst
23 Marire Avenue
HAMILTON

Dear Sir

RE: APPLICATION FOR RESOURCE CONSENT BY PETER JACOBUS VAN DER HULST TO ESTABLISH A CRAFT INDUSTRY AT 116 RIFLE RANGE ROAD

Further to your acceptance of the recommendation and conditions of planning consent (No 1991/14), I am pleased to inform you that the Application Sub-Committee approved the application at its meeting of 30 April 1992 as follows:

"That Council, pursuant to Section 105(2)(b) of the Resource Management Act 1991, **grants consent** to **D J Van Der Hulst** to operate a craft industry on Lot 6 DP 31928 at 116 Rifle Range Road, Hamilton, in general accordance with the plans and information submitted with the application and subject to the following conditions:

- (a) That the environmental noise provisions (Ordinance N 6.3.3(a) and (b) of the Transitional District Plan be applied to avoid or mitigate the effects of noise on adjacent residential properties.
- (b) That all fixed lighting be designed and located to avoid or mitigate the adverse effects of excessive light on the adjacent residential area.
- (c) That a close boarded fence not less than 1.8m in height or thick evergreen vegetation of the same minimum height be provided along the entire length of the western boundary, provided no such fence or vegetation shall be required where the adjoining owner consents. This is required to mitigate the effect of vehicle lights and to provide aural and visual privacy.
- (d) That the existing fence on the southern boundary be extended to a height of 1.8m along the entire length of this boundary or suitable vegetation be planted, to ensure visual privacy in respect of the adjacent residential property.
- (e) That access to the site be restricted to one crossing, situated on Aberdeen Drive and as far from the Rifle Range Road/Aberdeen Drive intersection as is practicable.
- (f) That an amended parking plan be submitted indicating a minimum of five carpark spaces on the western yard, laid out in accordance with the car manoeuvring and parking space dimensions outlined in Appendix 2A of the District Plan, and a loading space (recommended size being 6m x 3m x 2.5m high).

- (g) That Aberdeen Drive access be constructed to commercial standard as per the attached detail. A permit is required to be obtained prior to commencement of the construction for this crossing. This can be uplifted from the Streets Division on payment of an administration fee of \$100.
- (h) That the whole of the five (5) required parking/loading spaces and manoeuvring areas be formed and drained and thereafter maintained with an all weather, dust-free surface such as bitumen, concrete or cobblestones.
- (i) That the craft workshop hours be restricted to between:
- 9.00am and 10.00pm Monday to Thursday
9.00am and 10.30pm Friday and Saturday
- and that the retail hours of the craft shop be restricted to those stated in the application:
- | | |
|---------------|---------------|
| Monday-Friday | 9.00am-5.00pm |
| Saturday | 9.00am-2.00pm |
| Sunday | Closed |
- (j) That the craft shop be limited to the sale of materials for handicrafts and items made through the craft workshop.
- (k) That the applicant submit detailed sketch plans of any proposed sign for the site. Any such sign shall not exceed 1.2m² in area and shall be considered as part of this resource consent application.
- (l) That a landscape plan be submitted indicating landscaping for all parts of the site not used for buildings, parking, loading, or access, prior to the uplifting of any building permit.
- (m) This plan shall specify materials to be used, including precise identification of plant types. Plants shall be maintained to the satisfaction of the City Planner.
- (n) That compliance in other respects with City Bylaws, Statutory and Resource Management be met.

Reasons for the Decision:

1. The nature of the proposed activity is such, that subject to the above conditions, there will be little adverse effect on the surrounding residential environment.
2. The small scale of the proposed activity (to take place within an 80m² building) will ensure compatibility with the amenities of a residential neighbourhood.
3. The proposed activity is appropriate to a residential neighbourhood as the handicraft items for sale are for home based recreation and provided the above conditions safeguard residential amenities, their sale in a residential area will add to the amenities and services available for people based at home.

4. The proposal will utilise a vacant, downgrading building which will enhance the amenity of the area, and it will have the positive effect of fostering community spirit, friendship and learning.
5. This has never been used for residential. The site has a history of community uses.
6. In light of these reasons, granting the proposal will not undermine the integrity of the commercial hierarchy of the city, nor create a precedent for further ad-hoc commercial development in Residential zones of activities similar in nature. Therefore it will not be in conflict with the policies and objectives and rules of the proposed plan.

Enclosed please find a copy of the Planning Application Report for your perusal.

Please note that when lodging an application for any building permit with the Chief Building Inspector enclose a copy of the conditions with your application.

This resource consent shall lapse on the expiry of a period of two years after 30 April 1992, unless the use has been established within that period or in the opinion of the Council substantial progress is continuing to be made towards giving effect to the consent.

Yours faithfully

**D WAKELING
CITY PLANNER**

Per:



**G B Bilimoria
DEVELOPMENT GUIDANCE PLANNER**

Enc

cc: S B M & I Campbell
34 Marama Street
HAMILTON

R C L & W J Bougen
3 Aberdeen Drive
HAMILTON

R J Hale
118 Rifle Range Road
HAMILTON