

Housing Enforcement Officer

- The proposed site layout indicates potential in some areas for multiple carpark spaces between units, the national model standards for holiday caravan sites (which are the conditions that would be attached to any site licence subsequently issued specify that no more than 1 car should be located between units. As such, based on the current layout the proposed 28 parking spaces are not appropriate. Based on the current proposed layout I would estimate the parking could not exceed at most 17-18. As such if they wish to provide sufficient parking spaces for potential 2 cars per unit (i.e. 28) then a separate general carpark area located at least 6m from any nearest unit would be required.
- The spacing of the units in the proposed layout is hard to determine exactly but it appears as though the 4 units along the back (1,2,4 & 6) may not be located so as to ensure there is 6 metres separation distance to any adjacent unit and 3m between corner eaves point to any on the diagonal. It may be necessary to reduce this by one unit to better accommodate necessary spacing.
- There is no indication on the proposed layout or accompanying information that any "site office" is included. This would typically be expected for any holiday site.
- There would be required if the site were granted permission need for appropriate surface water drainage for the site roads.
- The existing site has a less than ideal electrical installation (albeit current accepted under the licensing). It would be necessary for further details and clarification to be provided on extension or new electrical distribution intended and size of supply provided at each individual unit would be required to not be less than 60amp.
- As it is applied for the proposed site to be occupied as "holiday caravan site" it should be conditioned so as to clearly specify the limitation for any occupation of individual units (i.e. can only be occupied for 11 months of a year, cannot be occupied in December & January of any year, or something similar).