

Decision – Resource Consent Applications

(Section 34 of the Housing Accords and Special Housing Areas Act 2013)

Decision

That pursuant to section 36 of the Housing Accords and Special Housing Areas Act 2013 the resource consent applications for Stages 3 and 4 of the Faringdon South Special Housing Area are granted, subject to the attached conditions.

Application Details

Application No.:	RC165482, RC165483 & RC165484	
Applicant:	Hughes Developments Ltd	
Description of Activity:	Faringdon South (Special Housing Area) – Stages 3 & 4. Subdivision and Land Use (including earthworks) to create 111 residential allotments, 4 of which are comprehensive allotments for future medium density development; as well as roads, utility allotments and reserves	
Site address:	East Maddisons Road, Rolleston	
Legal Descriptions:	Lot 1 DP 75986 (CB43D/256); Lot 2 DP 75986 (CB43D/257); Lot 1 DP 424089 (CFR 493558) and Lot 2 DP 424089 (CFR 493559)	
Total Area:	24.9869ha	
Zoning:	Rural Inner Plains Zone	
Status:	Subdivision:	Non-complying
	Land Use: Dwellings	Non-complying
	Land Use: Earthworks	Discretionary
	NES:	N/A

Background

1. This decision is made on behalf of the Selwyn District Council (“**the Council**”) by Independent Hearing Commissioners David Mead and Janette Dovey appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (“**the RMA**”).
2. The application was initially lodged with the Council on 6 September 2016, but placed on hold to provide the applicant with the opportunity to obtain the written approval of

adjacent landowners and ECan. These were submitted to Council on 23 September 2016.

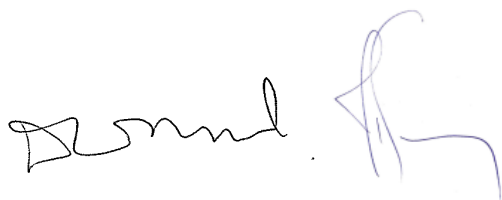
3. Amended application information was then provided by the applicant on 13 October 2016. Draft conditions were supplied to the applicant for their comment on 19 October 2016 by Council officers and agreement with the applicant was obtained. As such we did not need to hold a hearing.
4. After reviewing the application material and the Council's planning report we made a number of enquiries of the Council officers as to the wording of some of the conditions, who in turn liaised with the applicant. An updated set of land use conditions and amended planning report was received by us on 21 December 2016.

Reasons for the Decision

5. In making this decision we have addressed the matters in Section 34 of the Housing Accord and Special Areas Act. We agree with the evidence set out in the following documents in regards to those matters:
 - a) application material provided by the applicant, including associated correspondence;
 - b) Council's initial and updated planning reports.
6. The application follows that of the Stage One consent, and the reasons for granting consent set out in that Decision are applicable to this consent and do not need repeating.

Conditions

7. We have accepted the updated land use conditions set out in the email of Mr Boyes of 21 December 2016, save for one change identified below. The subdivision and earthworks conditions are as per his email of 7 December 2016. These conditions largely mirror those applied to the Stage 1 consent, with some modifications to bring them into line with relevant conditions proposed for the nearby Geddes / Dryden SHA, so as to provide consistency.
8. One change has been made to condition 3(v) of the land use conditions to clarify the situation that is to apply to fences between 1.2m and 1.8m high built on secondary road boundaries.



Commissioners

David Mead
22 December 2016

Janette Dovey