RESOURCE CONSENT DECISION: 165220



APPLICANT:	Honey Droplet New Zealand Co Ltd	
PROPOSAL:	To erect a shed and establish a honey packaging and distribution business.	
LOCATION:	94 and 106 Annavale Road, Springfield	
LEGAL DESCRIPTION:	Lot 4 and 5 DP 368347	
ZONING:	The property is zoned Rural Outer Plains under the provisions of the Partially Operative District Plan – Rural Volume	
STATUS:	This application has been assessed as a landuse consent for a Discretionary activity under the Partially Operative District Plan. As such the relevant provisions of the Partially Operative District Plan – Rural Volume and the Resource Management Act 1991, have been taken into account	

This application was formally received by the Selwyn District Council on the 27th of April 2016. Assessment and approval took place on the 12th of May 2016 under a delegation given by the Council.

DECISION

"Resource consent 165220 is granted pursuant to sections 104 and 104B of the Resource Management Act 1991 subject to the following conditions imposed under section 108 of the Act.

General

- 1. That the proposed activity shall proceed generally in accordance with the information submitted in the application, except where varied by the following conditions.
- 2. All work shall comply with the Engineering Code of Practice, except as agreed with Council.
- 3. Construction of the shed may be in four stages. Stage One shall consist of the main shed being 808m² in area, stage One (b) shall be 150m² in area and subsequent stages Two to Four shall be 377m² in area.

4. The external cladding of the shed shall be in materials of 'earthy' colours with a reflectivity value no greater than 37%.

Scale of Activity

- 5. No more than 30 full-time equivalent staff shall be engaged in the activity at any one time.
- 6. The shed shall be no larger than 2087m² when completed.

Hours of Operation

- 7. The hours of operation of the activities authorised by this consent shall be as follows:
 - The standard hours of operation would be Monday Friday, 5am to 9pm and peak season would be Monday to Sunday, up to 24 Hours.

Operational Noise

8. Noise generated from activities authorised by this consent shall meet the following limits at the notional boundary of any dwelling unless the owner and occupier has provided written consent of the dwelling concerned:

Daytime (0730 to 2000)
Night Time (2000 to 0730)
Daytime (0730 to 2000)
40 dB LA10 and 70 dB LAmax

Noise shall be measured and assessed in accordance with NZS 6801:1999 and NZS6802:1991, which includes a 5 dB LA10 penalty for special audible characteristics.

Vehicle Movements

9. The vehicle movements onto and from the subject property associated with this land use consent shall be limited to a maximum of 72 ecm per day (able to be averaged over a week) at peak season.

Landscaping

10. The existing Macrocarpa trees established along the property boundaries shall be retained and maintained on an on-going basis and further planting of Macrocarpa trees shall be in accordance with the plantings shown on the Site Plan. New plantings shall be a minimum height of 1.5m at time of planting.

- 11. Should any of these plants die or become damaged or diseased, they shall be replaced as soon as practically possible with equivalent replacements.
- 12. All trees shall be maintained at a minimum height of 4m on maturity.

Transport

- 13. Annavale Road shall be upgraded from Pococks Road to the second entranceway of the processing shed. This shall be done to a local Road standard as per the District Plan.
- 14. That the specifications of the roading upgrade works shall be submitted to Council for engineering approval.
- 15. That the plans and specifications of all works, including water, irrigation, sewer, roading, stormwater and landscaping, shall be submitted to the Council for approval. Engineering approval of complying documents shall be given in writing and work shall not commence until this has been received from the Council. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.
- 16. Rural Entranceways: That a vehicle crossing to service the site shall be formed in accordance with Appendix 10, Diagram E10.D of the Partially Operative District Plan (Rural Volume) (attached, which forms part of this consent) and located not less than 60 metres from any intersection. The vehicle crossing shall be sealed/metalled to match the existing road surface for the full width of the crossing and for the first ten metres (as measured from the edge of the existing formed carriageway towards the property) or to the property boundary, whichever is the lesser.
- 17. That the vehicle accessway be formed in accordance with Appendix 10 of the Partially Operative District Plan (Rural Volume).
- 18. That all car parks shall be formed and sealed in accordance with Appendix 13 of the District Plan (Townships volume).

Light Spill/Glare

19. The light spill from any outdoor lighting associated with the activities authorised by this consent measured at any of the subject property's boundaries shall not exceed a maximum of 3-lux spill.

Review of Condition

20. That pursuant to section 128 of the RMA, the consent authority may, at any time within the first 12 months of the exercise of the consent and at one year intervals thereafter, review the conditions on this consent to deal with any adverse effect on the environment which may arise from the exercise of the consent".

DEVELOPMENT CONTRIBUTIONS

Development contributions are not conditions of this resource consent and there is no right of objection or appeal.

The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy contained in the Selwyn Community Plan (LTCCP) the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Note: The amounts set out below are applicable at the time of the granting of this consent. The actual amounts to be paid will be reassessed at the time an application is made for the issue of Council's section 224(c) certificate for the subdivision. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.

Pursuant to the Selwyn Long Term Plan (LTP) and subject to being within the applicable contribution area a roading contribution is payable on the creation of 9.11 additional Household Unit Equivalents (HUEs) being \$1,259 (all including GST)

Calculation of development contributions for 165220 - Honey Processing Plant - Springfield

The following should be noted with regard to the calculations below:

- 1 All \$ totals are GST inclusive and are subject to annual PPI adjustments.
- 2 The Development Contribution per HUE is as per the policy included in the 2015-2025 Long Term Plan.
- 3 The HUE equivalents are per the development contribution policy and need to be applied based on actual land use.
- 4 Contributions have been calculated for all 4 stages

Data for Water and		
Wastewater DCs		
Activity Based		
HUE	Total litres	
Equivalent	per site	
0	0	

Water			
	Development		
	Contribution per	Total per	
Total HUE	HUE (GST Exc)	category	
0.0	\$0	\$0	
	credits (GST exc)	\$0	
	, ,		

Wastewater			
	Development		
	Contribution per		
Total HUE	HUE (GST Exc)	Total per category	
0.0	\$0	\$0	
	credits (GST exc)	\$0	
	,	-	

Data for Transportation		
DCs		
Activity Based		
HUE		
Equivalent	GFA (m2)	
0.0044	2070	

Transportation			
	Development Contribution per	Total per	
Total HUE	HUE (GST Exc)	category	
9.11	\$135 credits (GST exc)	\$1,230 \$155.25	

Total Including GST		
Water	\$0	
Wastewater	\$0	
Transportation	\$1,259	
Total	\$1,259	

1.

NOTES TO THE CONSENT HOLDER

a. Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.

- b. A strip of 6 metres wide, must be left unplanted adjacent to one side of the water race.
- c. A 10m building setback applies.
- d. Structures over, in or under a water race must have approval of council prior to being constructed.
- e. If the water race is to be fenced off from the property, then a 'cyclone' type gate shall be installed to provide unrestricted access for Selwyn District Council personnel and agents.
- f. The landowner is responsible for cleaning and spraying the water race as per Council bylaws and policies.
- g. Onsite wastewater and stormwater treatment and disposal system(s) must comply with requirements of SDC,CRC General Authorisations, Proposed Natural Resource Regional Plan and other relevant documents. Where compliance via a Certificate of Compliance cannot be provided, then a resource consent must be obtained.
- h. No new connections are available from the existing main. If the applicant wishes to have a connection to Council reticulation then the existing water main must be upgraded or a parallel main installed. It should be noted that even if the applicant choses either of these options the connection would be for a maximum of 2 units. The applicant may wish to install their own well. An ECan consent will be required for this.
- i. Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties, shall be determined by a suitably qualified person/engineer.
- j. This activity may require discharge consent from Canterbury Regional Council. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site is permitted.
- k. In accordance with section 36 of the Resource Management Act 1991, the Council's standard monitoring fee has been charged.

Yours faithfully Selwyn District Council

Kate Bonifacio

RESOURCE MANAGEMENT PLANNER

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