

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Resource Consent Submission Form 13
Date: Wednesday, 6 November 2024 7:20:34 pm
Attachments: [Submission3.docx](#)

**** Your Details ****

*Resource Consent Number : RC245009
*First Name : Angela
*Surname : Clark
*Box/Road/Street Number and Name : 68 Stanford Way
Suburb or RD : Rolleston, Canterbury
*Town/City : Rolleston
Area Code : 7614
Email Address : [REDACTED]
Organisation Name :
Contact Name :
Phone Number : [REDACTED]

**** Submission ****

*The type of consent is: : Land Use Consent
The location of the consent is: : 999 Goulds Road, Rolleston
The proposed activity/change is: : 999 Goulds Road is zoned as medium density residential. This zoning does NOT allow a large scale church and event centre to be accommodates, the site is to be developed as residential housing only.
*The specific part(s) of the application that my submission relates to are: : A large scale 2 storey complex in a residential zone with 9.5m peaks, that can hold 778 church goers. The fact that it will be hired out to the community for events, the noise levels from such events, external mechanical plants, external light and the effects of dust and noise that will be created during the long building process.
*My submission is in: : Opposition
*My Submission is: : Please see our submission that has been uploaded in 'Supporting Information'.
*I seek the following decision from the Selwyn District Council: : At the end of the day the SDC and Commissioner need to look at the facts. The facts are that the church wants to build a large-scale Community Centre in a Residential Zone. If revenue is collected when the venue is hired out this changes the submission to a request to build a Commercial Property. The zone states it does not support commercial activities. Even if the church confirm they will not be charging patrons to hire the facilities, the SDC and Commissioner is still required to go back to the facts; This is a Residential Zone that excludes Community Facilities, the church is not a residence, so the submission therefore should be declined.
Supporting Information: : Submission3.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 13.9 KB

**** Hearing ****

*Do you wish to be heard in support of your submission? : I don't wish to be heard
*If others make a similar submission, I would consider presenting a joint case with them at the hearing. : Yes

Submissions

***My Submission is:**

Please tell us what your submission is in the box below. (Limit 3000 words).

The size of the complex - Does not meet the requirements at all of being located in a Residential Zone. This is a two-storey complex with peaks reaching 9.5m high that can hold 778 people. The visual impact from our property along is huge, our 2 x bedrooms (one being occupied by an 8 year old), 2 x lounge areas, dining, kitchen and 2 x decking areas will be in full view of the second storey. Our fence is a hedge that is living therefore not permanent, the permanent structure is a 1.2m see through pool fence. The hedge has been grown over time to provide privacy; this privacy will be severely breached with the two-storey complex. Considering when we purchased, we felt safe knowing that 999 Goulds Road was zone for residential purposes only.

Functions - With the confirmation the church will also be used as a Community Hall/Event Centre, breaches the Residential Zoning. We know the continued growth in Rolleston and due to the venue size, this will ultimately become much more than just a church, but a very busy Event Centre. The Residential Zoning does not allow for a Commercial Building to be erected. It should be classed as a Commercial Building if the church collects revenue from such events. Why have the church confirmed so late in the piece 29/08/24 that the use of the church will be for such events?

We were aware that a church group had purchased this land some time ago, but never did we envisage that what was planned was a huge two-storey church with a 9.5m roof set at the front of Goulds Road with the capacity to become a very large and very popular Event and Conference Centre. This is a Residential Zone; this huge establishment does not belong in this location.

The inclusion of the church being hired out for Events and Conferences changed their application from simply a church to a church and Event Centre.

Why have the church not been forthcoming and informed those affected prior with their intentions? Because word will get out the real intent behind the build therefore you will have a myriad of unhappy rate payers. The SDC made the decision that limited parties should be informed and rightly so. Had it not been for that, the church was happy to ignore informing their Neighbours. There are also many other ratepayers adversely affected and very upset at being unable to make a submission and be heard.

Mechanical plants and lighting - Three external mechanical plants placed on the very high roof, running 7 days a week 0700 to 2200 is unacceptable in this Residential Zone as is the array of tall lighting proposed. Irrespective of the living hedge we have, being there or not, the development will produce excess lighting and noise facing into our (and our 8-year-olds) bedroom at night.

Close proximity to Goulds Road - Why does the complex need to be positioned practically right on Goulds Road? The section has ample space to locate the building towards the rear of the section. The church is not a store front fighting for advertising or a complex that needs to be seen, church goes will be well aware where their place of worship is located, so why the need for such a visual location within the section?