

Planning Unit

Application for Resource Consent

Resource Management Act 1991 - Form 9

Send or deliver your application to: Selwyn District Council, PO Box 90, Rolleston 7643

Or email to: rcapps@selwyn.govt.nz

For enquiries phone: (03) 347-2800

For enquiries email: contactus@selwyn.govt.nz

1. Application

This application is for:

Land Use Consent

2. The Agent / Consultant

Name of Agent (David Mountfort

Planning Consultant

Mountfort Planning Ltd -

Mobile: 027-256-6326

Email: david@mountfortplanning.co.nz

Postal Address: 259A Ashgrove Terrace

Somerfield

Christchurch 8024

3. The Applicant

(Note: The Applicant is responsible to the Council for all costs associated with this application)

Please refer matters relating to costs to the Project Manager.

The applicant is the: Owner

Full Name: Cornerstone Rolleston Trust

Postal Address: P O Box 126 Rolleston 7614

Contact Vern Marais – Project Manager – 027 9384635 - vern@macon.net.nz

If contacting by email CC in csd@macon.net.nz too please –

Signature of Applicant (Or person authorised to sign on behalf of Applicant)

Signature:



Date:

10 January 2024

4. The Site

Location of the proposed activity (street address):

999 Goulds Rd, Rolleston

Legal description of application site

Lot19- 21 DP 7589

I have provided a Record of title less than 3 months old, including a copy of any relevant consent notice, covenant, or other encumbrance to which the Council is a party.

Site visits

A site visit may be required by the processing planner to fully understand the environmental effects of the proposal. By applying for this consent, you acknowledge this and agree to the processing officer, and/or specialists to enter the property to undertake this review.

Do you wish to be notified of when the site visit is to occur? (either agent or owner)

Yes

Is there a locked gate, dogs/livestock, or other reason that council staff would be restricted from entering the site?

No

5. The Proposal

Controlled Activity application

Is this a land use consent application for a **controlled activity** only, under the District Plan? (defined as a fast-track application under section 87AAC of the RMA)

No

Proposal description

To erect and operate a church, with accompanying carparking and vehicle accesses, and church administration and offices in an existing residential building on the site.

The site is in the Medium Density Residential Zone under the partly operative District Plan Review and requires consent for the following.

- As a Community Facility in the Residential Zone, under Rule MRZ-14
- For Earthworks under Rule EW-R1 as earthworks will occur at greater than 2 metres from the building and will not comply with EW-REQ1 (volume), EW-REQ3.1 (Depth) and REQ-3.2 (contaminated soil)
- For Noise levels under Rule Noise-R1 and REQ1 Noise levels, as noise levels may exceed the limit of 50 dBA LAeq in Noise Table 5. Noise levels may be up to 55 dBA LAeq.
- For Light levels under Rule LIGHT-R2 and LIGHT- REQ1 as Light Spill of 2 Lux at the boundary. Light Spill will be 3.1 Lux at the side boundaries of the site.
- For Transport under Rule TRAN-R4 and Tran REQ3 Number of Vehicle Crossings as 2 crossings are proposed, TRAN-REQ9 for parking space dimensions, Tran-REQ10 Mobility space dimensions, and REQ-11 for cycle parking spaces.

The Community facility is a Discretionary Activity. The other matters are restricted Discretionary Activities. The application is therefore for a discretionary activity, under the bundling principle.

A full analysis of the compliance with the District Plan is set out in the Compliance Assessment (Attachment 3).

Was there any pre-application advice / discussion prior to this application being filled out?

Yes, a meeting was held on 3 April 2023 with Riley Downie, Planner

6. National Environmental Standard (NES)

Every applicant must answer the questions contained within Table One.

Table One

Please identify whether the application involves any of the activities below:

Does your application involve changing the use of the land? (e.g. erecting a dwelling on an area of land which previously had no dwelling erected upon it)	Yes
Does the proposed activity involve disturbance of soil? (more than 25m ³ per 500m ² of land) or removing soil? (more than 5m ³ per 500m ² of land) (e.g. foundations, on-site effluent treatment and disposal systems, wells or bores)	Yes
Does the application involve removing or replacing a fuel storage system or parts of it?	No
Does the proposed activity involve sampling soil?	No
Are you proposing to subdivide the land as part of this application?	No
	o

If all of the answers to the questions in Table One are NO then you may stop here. You must, however, sign and date the bottom of page 1 of this form. If you answered YES to any of the questions in Table One, you must complete Table Two

Table Two

Is the land currently being used, has been used in the past, or is likely to have been used for an activity described on the HAIL?	Yes	
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A assessment under the NES is attached (attachment 5e).

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and / or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.

7. Attachments

1. A recent search of the Record of Title (less than 3 months old)
2. Details of the proposal including scaled plans and supporting information
3. District Plan Compliance Assessment
4. Assessment of Effects on the Environment
5. Earthworks
 - a) Siteworks Plan and Specification
 - b) Earthworks Design Report
 - c) Erosion and Sediment Control Plan
 - d) Assessment of Earthworks Rules and Effects by Kim Sanders Consulting Ltd
 - e) Contaminated Site - Detailed Site Assessment by Fraser Thomas Ltd
 - f) Dust Control
6. Transport Assessment by Carriageway Consulting
7. Noise Assessment report by Acoustic Engineering Services
8. Lighting Plan by Betacom Ltd

8. Other Applications

No additional resource consents are needed for the proposed activity.

Have you applied for a Project Information Memorandum (PIM) or a building consent for this project? Yes

If so, what is the PIM/BC number?

BC230758

Development Contributions

The following information is required for assessment of levies under the Council's Development Contributions Policy.

Brief Description of intended use:

Church

Residential development

Not Applicable

Non-residential development

The use of land or buildings for commercial premises/offices, shopping centres, supermarkets, service stations, markets, bulk goods/home improvement stores, retail facilities, manufacturing industries, drive-in fast food restaurants, warehouse/storage, retirement villages and commercial accommodation.

Not applicable

Special Assessment

If the development is not recognised as a residential or non-residential land use (as above), please provide the following information for a special assessment of development levies.

Existing	New Total
Gross floor area in m ² : Approximately 150m ²	Approximately 1200m ²
Car movements per day: Less than 10	Car movements per day: Up to 400 (approximately) (Sundays and occasional weddings/funerals etc) Less than 10 (Other times)
Truck movements per day: Usually nil	Truck movements per day: Usually nil
Truck & trailer movements per day: Nil	Truck & trailer movements per day: Nil

Litres of wastewater per day:	<p>Average attendance is likely to be 200 people on a Sunday morning and 1-2 people on other days.</p> <p>Based on this, wastewater generation is estimated to be approximately 2000 litres on a Sunday and minimal on other days of the week.</p> <p>The applicant is willing to discuss this further with the Council outside the resource consent process.</p>
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Connections to Council Infrastructure

Does this development require connection/s to the following?

Water Supply	Yes
Stormwater	No
Wastewater	Yes

9. Notification

Are you requesting the application to be publicly notified?

No

Are you requesting the application to be limited notified (as not all parties considered affected have provided their written approval) (Please note it is at the discretion of Council if an application should be limited notified)

No

Have all the persons you consider to be adversely affected given their written approval to the proposal?

No persons are considered to be adversely affected.

10. Privacy Information

All the relevant information on this form is required to be provided under the Resource Management Act 1991 for Selwyn District Council to process your application. Under this Act this information has to be made available to members of the public, including business organisations. The information contained in this application may be made available to other departments of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

11. Declaration

I have completed all relevant sections of this form, and I understand that my application may be returned as incomplete if it does not include all of the relevant information. I understand that fees paid on lodgement are a deposit only (unless stated in the list of fees), and that the Council will invoice all costs actually and reasonably incurred in processing this application. All information submitted with this application is, to the best of my knowledge, true and correct.

Information

1. All applicants are asked to check the accuracy of the information supplied. Inaccuracies in information supplied can cause difficulties at a later date, such as additional costs, delays and legal proceedings initiated by the Council and/or by other persons.
2. If resource consent is granted the applicant has a legal obligation to comply with any conditions of the consent.
3. The required Application Fee must be paid before processing of any application will start.
4. A further invoice will be sent to the applicant when the processing of this application has been completed if the cost of processing it exceeds the fee paid (excluding fixed fee applications). If you are an agent for the owner and do not wish to be legally liable for additional fees then you should ask the owner to sign the form.
5. At the completion of the process any refunds due will be issued to the person who paid the fee (excluding fixed fee applications).
6. Dependant on the nature of the proposal other consents/licences may also be requested under such legislation as the Health Act 1956 and the Sale of Liquor Act 1989.
7. The application for resource consent under the Resource Management Act 1991 is in addition to any building consent application required under the Building Act 2004.
8. The written approval of persons the Council considers may be adversely affected by the proposal may be required as part of the application, if it is to be processed on a non-notified basis. This will be determined after the application has been lodged and assessed, and if necessary, a site visit carried out.
9. Consultation with neighbours and other affected persons is at the discretion of and responsibility of the applicant.
10. When this application is lodged with the Selwyn District Council, it becomes public information and is available for public inspection. If there is commercially sensitive information in the proposal, please let us know.
11. If your application is inadequate, it may be returned unprocessed. If additional information is required, you will be advised and processing of the application will be suspended until the information is received. To avoid delays and cost it is in your best interests to submit a complete application.

12. Check List

This checklist is provided to assist with the preparation and submission of the application. The provision of correct and accurate information will assist processing. Please complete all sections.

a. Application form

Completed and signed application form, including a full description of the proposal, a list of the ways in which it does not comply with the District Plan and/or NES, and an assessment of effects on the environment.

See attached Compliance Assessment (Attachment 3) and Assessment of Environmental Effects (Attachment 4)

b. Location of the application site

Copy of the current Record of Title less than 3 months old, including a copy of any relevant consent notice, covenant, or other encumbrance to which the Council is a party. Note: These can be obtained from Land Information New Zealand.

See Attachment 1

c. Application fee/deposit

Fees payable and internet banking details are set out in the fee schedule. Payment details will be issued when the application is received. Please note that the application is not formally received until the full deposit is received by Council.

Please direct invoices to the Project Manager, Vern Marais, Macron Ltd,

Postal Address: P O Box 126 Rolleston 7614

Contact Vern Marais – Project manager – 027 9384635 -
vern@macon.net.nz

If contacting by email CC in csd@macon.net.nz too please –

d. Plan (at appropriate scale) showing (where applicable):

Net areas for all new allotments, together with areas in access (subdivision only);

The position of all new boundaries, including clearly labelled allotment dimensions (subdivision only);

Existing crossings, kerb and channel (subdivision only);

All easements clearly labelled and right of way easements with dimensions marked for the full width (subdivision only);

A 'memorandum of easements' (subdivision only);

Existing reticulated services (subdivision only);

Location and use of all existing and proposed buildings in relation to legal and internal boundaries;

Location of any waterbody and dimensions from its banks to any new buildings and/or earthworks;

Vehicle access, manoeuvring, parking spaces and access gradients;

Outdoor living, service and storage space;

Landscape plan showing location, species and height of all existing and proposed plants;

Location of any heritage features or protected trees on the site or adjoining sites;

Areas of proposed filling or excavation, retaining walls and existing/proposed ground levels;

Building coverage (proposed and existing) in square metres; and

Surveyed ground and floor levels (where required to show District Plan compliance).

f. Floor plans (at appropriate scale) showing (where applicable):

Proposed uses;

Gross floor areas for each use;

Location of all/any kitchen facilities;

Doors and windows; and

Overall dimensions of all buildings.

Please note that the location of the pumphouse on the site plan is now fixed, having been confirmed by Fire and Emergency NZ.

f. Elevations (at appropriate scale) showing (where applicable):

Recession planes from accurate levels (where the adjoining property is at a lower level, the recession plane must be adopted from that level);

Maximum height; and

Doors and windows.

See Attachment 2 for site plans and elevations.

g. Assessment of Environmental Effects (AEE)

An assessment of effects on the environment in accordance with Schedule 4 of the RMA, at a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. This assessment may require technical specialist reports on matters including transportation, heritage, noise, protected trees, contaminated land, geotechnical conditions, landscape and urban design.

See Attachments 4-8

h. HAIL/contaminated land:

Site investigation details and an assessment, if the land is HAIL land and the volumes of soil disturbed **exceed** the limits of the NESCS.

See Attachment 5e.

i. Reserves:

Whether reserves to vest will include easements (existing or new); Council's approval under s239 required.

There are no reserves to vest

j. Consultation with other agencies

Orion – availability of power;

Transpower – Electricity Transmission Corridors;

Waka Kotahi (NZTA) – State Highways; and

Mahaanui Kurataiao Ltd (MKT) – issues of significance to Tangata Whenua

Note: that is a preliminary checklist only, intended to assist with Section 88 of the Act. It is general in nature and does not cover all rules contained in the Plan, nor is all of the information relevant to all activities. Please check with the Council if you are unsure of the information requirements. contactus@selwyn.govt.nz

Office Check

Information received and complete yes / no

Resource consent #: _____ Date: _____

Receipt #: _____