



Resource Management - Urban & Rural Planning –
Hearings Commissioner

13February 2024

Selwyn District Council
C/- Andrew Henderson
Jacobs Ltd

By email | andrew.henderson@jacobs.com

RC245009 - Cornerstone Rolleston Trust

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Dear Andrew

I've now had the opportunity to discuss the Council's request under section 92 for further information with my clients. The Applicant will address all the items but may not be able to do so by March 4 as there will be a need to go back to some of the consultants. We therefore propose that the information be provided by Friday 5 April.

With regard to item 3, you have requested that the applicant confirm whether or not it accepts certain proposed conditions. We are happy to engage in a discussion of possible conditions but note that is not strictly part of a section 92 request as it is not information necessary to understand the application itself. I consider that conditions can be addressed separately, including after the s92 process if necessary. Noise is the only matter you have identified so far but there could well be others as the process continues.

With regard to the proposed noise condition, you have suggested five limits for the production of amplified noise. The second of these items, limitation of amplified music to Sunday mornings only is not acceptable to the Church. In future services may well take place on Sunday evenings and occasionally on other days of the week, and there could be other activities during the week such as band practices or youth group meetings, Provided the noise levels are limited sufficiently to avoid adverse effects for neighbours it should not matter when it occurs. The other four matters are all acceptable to the Church.

Another other point I wish to clarify is that the design capacity of the church is 700, not 1284 as stated in your letter. There are two large spaces in the building, an auditorium and a foyer. These are not intended to be used simultaneously, rather the two spaces will be used by the same people at different times, for example for refreshments and social interaction after a service. The church congregation currently numbers 350, with about 250 people commonly attending during a Sunday Service and it is not intended or anticipated that attendance would ever grow to 1284. This is relevant to the assessment of parking and traffic issues.

Would you please clarify what you mean by item 5(c), which is worded rather generally. It deals with the extension of Rufus St. The only use that will be made of this frontage for the

purposes of the church is the connection to the sewer, which could be carried out now as the formation of Rufus St already extends several metres along the Church boundary, which was carried out by the owners on the opposite side. The Church does not intend to form any access to this street for access to the new church buildings. If further subdivision occurs to the north which requires the more extensive formation, the Church will cooperate as a landowner with the neighbours or developers at the time in accordance with usual subdivision practices. At this time the Church is not intending to carry out any subdivision of its vacant land along Rufus St and does not wish to be burdened with any costs in relation to it.

Yours faithfully,

David Mountfort
Planning Consultant