

4 October 2024

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Sent via email: [christian@kineticenv.co.nz](mailto:christian@kineticenv.co.nz)

Dear Mr McDean

## s92 - Request for Further Information and Affected Party Approval

I have reviewed the resource consent application **RC245697** by Lifestyle Chickens Limited for an eight shed poultry breeder farm at 227 Hunters Road, Dunsandel. More information is needed so that I can better understand your proposal and its potential effects.

### Further information

In accordance with section 92(1) of the Resource Management Act 1991, I request the following information:

#### Landscape and Visual Effects Assessment

Jeremy Head has been appointed by Selwyn District Council to review the application's landscape and visual assessment. Mr Head has identified the following RFI points:

1. The landscape assessment places most weight on the visibility and visual effects of the proposal. Please provide further assessment on the broader landscape effects of the proposal. Of note, section 6 includes an assessment of landscape effects, however this appears to be limited to the physical effects on the topography of the site and vegetation changes only. The landscape (or effects on the landscape character) arising from the proposed change from a traditional open rural land use to an intensive shed-based operation need to also be considered. Paragraphs 3.13 – 3.23 provide somewhat of an introduction to a landscape assessment beyond the purely visual realm which could be expanded upon.
2. The proposal includes several non-compliances from the standards in the Operative and Partially Operative Selwyn District Plans. Please provide comment on the cumulative effects of these non-compliances.

3. Under Section 1 'Introduction', a comment is made that: *"Greenwood Associates Landscape Architects has been engaged by the applicant to assess the potential landscape effects introduced from the future built form."* The landscape effects will be generated by aspects of the proposal in addition to the new built form/s such as the on-site and off-site activities that will be generated (such as vehicle movements). Please provide further information on the landscape effects suggested at points 1 and 2 above in this RFI.
4. With regards to rural landscape character, please provide further information regarding the effects of the overall reduction in the productive soil asset at the site following the proposal which exceeds site coverage. Of note, site coverage does not account for hard surfacing.
5. Directly adjacent neighbours have been considered in terms of changes to their views only ('visual' effects) following the proposal. Please provide further information on the non-visual effects of the proposal on the occupants at 282, 319, 375 and 391 Sharlands Road, 179 Hunters Road and 269 Parkins Road with regards to the physical, associative and perceptual dimensions (page 135 in TTatM will be helpful in this instance).
6. The viewpoint 2 locations in Appendix 3.4 – 3.6 do not include a 'fourth' image looking into the site immediately after passing the vegetation cover associated with 319 Sharlands Road / site. A 'fourth' view looking westwards from Sharlands Road would demonstrate the 'sudden' openness of the site. Please comment on the visual effects from this viewing location.
7. Please confirm if the wording at paragraph 3.13 should read 'cognitive'.
8. The wording at paragraph 3.18 appears contradictory and is somewhat difficult to follow. A statement is made that the rating system in 2.2 will be utilised, then later states it won't be. Please clarify.
9. The 'comment' text in the table following paragraph 4.10 appears incomplete (see response to GRUZ-R35). Please clarify/complete.
10. The various sheds proposed are assumed to have roof-mounted plant. Please confirm if this will be the case or not, and if so, how this would appear (locations, form, colour) and confirm if this aspect has been considered in the landscape effects assessment with regards to cumulative effects of the built form and site coverage exceedance. It may be helpful to provide photographic images of similar operations elsewhere.
11. Please confirm how the driveways and vehicle parking/manoeuvring areas will be surfaced (shown as a dark grey colour on plans).
12. At paragraph 6.3, it states *"...no structural required."* Please clarify what this refers to.
13. A comment is made at paragraph 6.21 that: *"When travelling northwards on Sharlands Road the proposed chicken sheds will not be visible from within a vehicle as the angle from the western verge (i.e.: left side of the road) does not provide sufficient angle to the site to be able to observe the Chicken Sheds or dwelling, Figure 6 below shows a typical view from the western verge of Sharlands Road when travelling northwards towards the site."*

The two images provided below (the first unnamed) are from points south of Hunters Road and the site. However, the site is highly visible from this road further north (see point 6 above). Please clarify the point being made in the italicized text above.

14. Please locate the photographic viewpoints for Figures 5 – 13 on a map.

15. The 'proposed screen planting' on the Landscape Plan overlaps several labels. Please adjust so the labels can be read. Also, Hunters Road, should read 'Sharlands Road'.

#### General Planning Matters

16. Please confirm if the building coverage figures provided in the AEE include the existing dwelling and associated accessory structures.
17. Please amend the site plans to show the distances between the proposed Intensive Primary Production and the notional boundaries of sensitive land uses, including the dwellings at the application site, 319 and 375 Sharlands Road.
18. Please provide a site plan showing the depth, volumes and locations of the proposed earthworks,
19. Please provide details of artificial lighting to demonstrate compliance and/or non-compliance with the Partially Operative Plan's lighting standards.

#### Flooding Assessment Certificate

20. As new dwellings and other principal buildings are proposed within the Plains Flood Management Overlay please obtain a Flood Assessment Certificate from Selwyn District Council. This is to demonstrate compliance with Rule NH-R2.3c of the Partially Operative Plan.

You must respond in writing to this request before Tuesday 29 October 2024 or/and do one of the following:

- (a) Provide the information; or
- (b) Tell us that you agree to provide the information, but propose a reasonable alternative date; or
- (c) Tell us that you refuse to provide the information.

I have forwarded my requests above at this time to give you an opportunity to collate the information and avoid delays. However, please note that this application has also been circulated to the Council's Infrastructure / Development Engineering Team, as well as the Council's Noise Consultant for their review and comment.

If any further information is required following their reviews, this will form part of this section 92 request.. Their requests will be forwarded to you when they are received, unless you advise that you choose to receive all further information requests at the same time.

Please note that if you do not respond in some way before Tuesday 29 October 2024 or you refuse to provide the information requested, we are required to publicly notify your application. This will result in increased costs to you and take longer to process. It is important that you respond to this request, otherwise your application can be declined for lack of information.

**Written approval of affected parties**

Please note that any affected parties will be confirmed by Selwyn District Council once the above detailed information has been provided and a notification assessment has been completed.

I have put processing of your application on hold until we receive your complete response. Please contact me if you have any questions.

Yours faithfully

**Tim Hegarty**

**Principal Planner – Jacobs**