

15 January 2025

Our reference: RC246049

Jo & Paul Campbell

McDonald Road

Sent via email: bryan.mcgillan@eliotsinclair.co.nz & isabelle.harding@eliotsinclair.co.nz

Dear Bryan/Isabelle

s92 - Request for Further Information

I have reviewed your resource consent application **RC246049** to construct a new residential unit at McDonald Road (RES 3537) .

Further to our call yesterday, 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:

1. To better understand the adverse effects associated with the construction of a residential dwelling here, noting the 'black box' you have proposed, please provide further clarity around the potential appearance, including but not limited to the materiality, finishes and extent of glazing.
2. To better understand the adverse effects on the environment, please clarify whether the existing hedge/shelterbelt along McDonald Road is proposed to be retained, and whether a condition of consent is offered to achieve this.
3. Please provide more information to understand the adverse reverse sensitivity effects associated from the introduction of this additional dwelling into this rural environment which seeks a 20ha minimum lot size and how these will be managed and/or mitigated.
4. As the proposal is for the change of use of the land to a more sensitive activity, in order to demonstrate compliance with the NES-CS please provide a Preliminary Site Investigation.
5. To demonstrate compliance with the minimum floor levels required, please provide a Floor Level Certificate.
 - a. In order to obtain the information required for Selwyn District Council to issue the FAC, you will need to request a Flood Hazard Assessment from Environment Canterbury. <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments/>
 - b. Once you have obtained the ECAN Flood Hazzard Assessment you can apply for the Flood Assessment Certificate via this link <https://www.selwyn.govt.nz/property-And-building/resource-consent/flooding->

assessment-certificates . Please ensure you attach the ECAN Flood Hazzard Assessment to your application.

Other Matters

1. You may wish, at this stage to provide a more thorough objectives and policies assessment, noting GRUZ-P2 seeks to avoid residential units on undersized sites. GRUZ-P7 is also not limited to just intensive outdoor primary production, but covers all primary production activities

You must respond in writing to this request before Wednesday, 5 February 2025 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

Please note that if you do not respond in some way before Wednesday, 5 February 2025 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.

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

A handwritten signature in black ink that reads "J Gregg". The signature is written in a cursive, flowing style.

Jonathan Gregg

Consultant Planner