Resource Consent Decision
RC195342

APPLICANT:	Bruce Jessep
PROPOSAL:	To retain an accessory building with a non-complying road boundary setback
LOCATION:	McDonald Road, Lincoln
LEGAL DESCRIPTION:	GAZ 01-940 RES 3537 being 2.0234ha in area more or less, no Record of Title is issued.
ZONING:	The property is zoned Outer Plains under the provisions of the Operative District Plan (Rural) Volume
STATUS:	This application has been assessed as a land use consent for a Discretionary activity under the District Plan. As such the relevant provisions of the District Plan (Rural) Volume and the Resource Management Act 1991 have been taken into account
This application was formally received by the Selwyn District Council on 25 June 2019. Assessment and approval took place on 3 July 2019 under a delegation given by the Council.	

Decision

A.   Resource consent 195342 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and

B.   Resource consent 195342 be granted pursuant to sections 104 and 104B of the Resource Management Act 1991 subject to the following conditions imposed under section 108 of the Act:

1.   The development shall proceed in accordance with the information submitted with the application on 25 June 2019 and the approved plan (now marked RC195342), except where another condition of this consent must be complied with.

2.   The building shall be located no closer than 6.0 metres from the boundary of McDonald Road and 8.0 metres from the boundary of Englishs Road.

3.   That the existing planting located in the fenced strip between the building and McDonald Road shall be supplemented or replaced with evergreen planting which shall be retained/maintained in perpetuity in a manner to effectively screen the building when viewed from McDonald Road. If the planting is damaged or diseased it shall be replaced with the same or equivalent species in the next practicable growing season.

Attachments

1.   195342 Approved Plan

Notes to the Consent Holder

Lapse Period (Land Use Consents)

a)   Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.

Monitoring

b)   In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.

c)   Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance and Monitoring Team, compliance@selwyn.govt.nz

d)   Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Vehicle Crossings

e)   Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Assets Department prior to installation. For any questions regarding this process please contact transportation@selwyn.govt.nz. You can use the following link for a vehicle crossing information pack and to apply online: https://www.selwyn.govt.nz/services/roads-And-transport/application-to-form-a-vehicle-crossing-entranceway

Building Act

f)   This consent is not an authority to build or to change the use of a building under the Building Act. Building consent will be required before construction begins or the use of the building changes.

Regional Consents

g)   This activity may require resource consent from Environment Canterbury. It is the consent holder's responsibility to ensure that all necessary resource consents are obtained prior to the commencement of the activity.

Impact on Council Assets

h)   Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated and the expense of the consent holder.

Yours faithfully

Selwyn District Council

Richard Bigsby

Resource Management Planner