

APPENDIX H

RC255352 request for further information email

RC255352 - Request for further information

From Narda Botha <Narda.Botha@selwyn.govt.nz>

Date Mon 19/05/2025 12:34 PM

To [REDACTED]

Good morning, Ryan

Request for further information

Thank you for taking my call about the application to vary consent notice 12387991.4 to enable the construction of a residential unit with an attached garage that does not comply with the minimum building floor level set out in the consent notice.

In my review of the application, I've noticed that the residential unit is proposed within the 30m setback from an internal boundary as required in GRUZ-REQ4 - GRUZ-TABLE1 in the Partially Operative District Plan.

The site is also located within the within the Ngā Tūranga Tūpuna Overlay SASM 30 Overlay. Please demonstrate compliance with SASM-R2.6.a.vi - the volume of earthworks for the installation of building foundations for residential units, residential accessory buildings and farm accessory buildings. Where the volume will exceed 350m³, a resource consent application will be required in terms of SASM-R2.7 and written approval from the Rūnanga and Heritage New Zealand Pouhere Taonga in respect of an application will be required. Absent their written approval, notice shall be served on these parties at the expense of the applicant.

Should the **only non-compliance** be that the unit is within the 30m setback from an internal boundary, please lodged a separate application for a deemed permitted boundary activity, as such an application could not be bundled with an application for the variation of a consent notice. Please use these links to the application form and the affected parties consent form: [Selwyn District Council - Forms](#)

Should the proposal not comply with SASM-R2.6.a.vi and the setback rules, please provide confirmation if a land use consent should be included with RC255352 to address the non-compliances with both rules SASM-R2.6 and GRUZ-REQ4 (Structure setbacks). The following will be required with such a land use consent:

- An updated AEE to address any adverse effects in relation to setback non-compliances and earthworks within the Ngā Tūranga Tūpuna Overlay;
- Compliance with EW-R1 should also be addressed within the AEE.
- Written approval from Runanga and Heritage New Zealand Pouhere Taonga in respect of the SASM-R2.6 non-compliance
- Written approval from the owner/occupier of Lot 2 DP 564058.

You must respond in writing to this request before Monday, 9 June 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 [Click here to enter a date](#) 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 persons

The Affected Persons Approval form (Form 8A) can be downloaded from the [Council website](#). It contains important information for both applicants and affected parties. In particular, in order for an approval to be valid, all owners and occupiers of a property need to give their approval, and each page of the plans must be signed. Conditional written approvals cannot be accepted. Where the property is held in a trust, all trustees must give their approval, and where it is owned by a company the directors must give their approval unless this authority has been delegated (in which case a copy of the delegation must be provided with the approval). If you are unable to obtain the written approval of all affected parties, the application can still be processed, but on a notified basis. Please advise me if you wish to pursue this option.

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
Narda

Narda Botha

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