

Resource Consent Decision

RC235063



APPLICANT:	Markham Trust
PROPOSAL:	Land use consent to erect dwellings on the residential lots created by subdivision 225470.
LOCATION:	545 East Maddisons Road, Rolleston
LEGAL DESCRIPTION:	Lot 1 DP 326339 being 4 hectare in area more or less, as contained in Record of Title 107005.
ZONING:	Operative Selwyn District Plan (2016) The property is zoned Rural (Inner Plains) under the provisions of the Operative District Plan (Rural) Volume
STATUS:	Operative Selwyn District Plan (2016) RC235063 -This application has been assessed as a land use consent for a Non-Complying activity under the Operative District Plan.
This application was formally received by the Selwyn District Council on 6 July 2022. Assessment and approval took place on 24 January 2023 under a delegation given by the Council.	

Decision

- A. Resource consent RC235063 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent RC235063 be **granted** pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 of the Act:
 1. The development shall proceed in general accordance with the information submitted with the application, and the attached approved subdivision plan prepared by Access Land Surveying Ltd., dated 14/11/2022, and entitled "Lots 23 - 61, 100 - 104 being Proposed Subdivision of Lot 1 DP 326339, Drawing No.: 3572, Sheet 1, Revision A".
 2. Dwellings and residential activities (this does not include vehicle crossing to vehicle crossing separation distances) including accessory buildings and fencing must be undertaken in accordance with small lot medium density Living Z standards in the Township Volume of the Operative Selwyn District Plan or alternatively if the site is rezoned, dwellings, buildings and residential activities including accessory buildings and fencing shall be in accordance with those new zone rules unless a resource consent has been granted otherwise.

Notes to the Consent Holder

Vehicle Crossings

- a) Given there are no rules requiring specified setbacks between vehicle crossings in either the Rural Volume of the Operative Plan or the Proposed District Plan, it is considered that there will be no restrictions in terms of distances between vehicle crossings for this development. The consent notice requiring compliance with the Living Z rules has been worded to make it clear that it excludes the requirement to comply with this rule.

Lapsing

- b) 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

- a) In accordance with section 36 of the Resource Management Act 1991, the Council's standard monitoring fee has been charged.
- b) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.
- 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.

Yours faithfully

Selwyn District Council



Rosie Flynn

Team Leader Resource Consents