

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

*S127 Change to conditions of Consents
Resource Management Act 1991*

Application reference:	LU 2016.204.3
Applicant:	Beside the Clyde Ltd & MCK Plus Ltd
Proposal:	Application pursuant to section 127 of the Resource Management Act 1991 (RMA) variation and cancelation of consent conditions of LU 2016.204.3
Location:	1 & 3 Irk Street, Gore
Legal Description:	Lot 1 & 2 DP 578950
Activity Status:	Discretionary
Decision Date:	12 June 2024

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Werner Murray, on 12 June 2024 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104B of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS**. An updated set of conditions of consent is provided in Appendix 1 of this decision. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL & BACKGROUND

The Applicant is seeking changes of consent conditions on the land use consent LU 2016/204, as varied by LU 2016/204/2.

Resource consent LU 2016/204 was granted with conditions on 9 September 2016 to:

- (i) demolish of a scheduled heritage structure (H17) known in the District Plan as the former Gore Methodist Church which is located at 1 Lrk Street, Gore; and
- (ii) construct a two-story commercial building incorporating offices, a cafe and associated parking on the site legally described as Lot 1 Deposited Plan 589 contained within Computer Freehold Register SL 1-2A/697.
- (iii) A key aspect of the conditions was a requirement to prepare, have approved and implement Conservation Plan, the purpose of which was to record the heritage values of the church building and identify any features that could be incorporated into the new structure, or otherwise be retained for use elsewhere.

That Plan was duly prepared and approved. The buildings have since been demolished and the site is currently bare. However, the proposed buildings have not been constructed and the compensatory condition relating to heritage values have not been undertaken.

In 2020, by way of a subdivision consent, the site was subdivided such that two lots were created. The land use consent however was not varied and the requirement to build the building as per LU 2016/204 remained.

A variation was undertaken in July 2021 which permitted an alteration in building design and heritage requirements from the original consent LU 2016/204. The variation did not address the fact a subdivision had been granted which would result in the building now spanning two sites, and separate landowners having obligation under a single land use consent.

The subdivision has now been implemented and separate titles exist. The owners of the separate titles are applying jointly for change of land use conditions.

The proposed variation application seeks to vary or cancel conditions to provide for the establishment of two separate commercial buildings on Lot 1 & 2.

As many of the original conditions relate to the removal of the church and the establishment of a singular new building, they are redundant and proposed to be cancelled.

The requested changes are shown and explained below as follows (amendments are shown in **bold and underline** and deleted wording denoted by ~~strikethrough-text~~):

1. ~~The activity shall be undertaken in general accordance with the application LU 2016/204, subsequent variation applications LU2016/204/2, LU2016/204/3 & the plans attached as appendix A or as required by the conditions below; dated 24 February 2016 and further information submitted 9 May 2016 and 19 July 2016, except where modified by the resource consent application LU 2016/204/2 dated 24 May 2021, further information dated 6 July 2021 and the plans set out in Appendix 1 or as required by the conditions below.~~
2. **Historical information boards shall be located as indicated on WEST ELEVATION Jones Cooper Builders Plan A2.2 dated 1.05.2024. The location & design of these boards and any associated features shall be confirmed on the building plans submitted for Building Consent and implemented prior to issue of code of compliance.**

The consent holder shall submit a Conservation Plan to the Chief Executive of the Gore District Council for approval that sets out:

- ~~a. The methodology for recording and archiving the heritage features and history of the building.~~
 - ~~b. Any features to be reused as part of the redevelopment of the site either in their original or modified form.~~
 - ~~c. Any features to be made available for use elsewhere.~~
 - ~~d. A concept for linking electronically available data to the internet, including:

 - ~~i. A photographic record of the church building~~
 - ~~ii. A summary of the history of the site and the church building~~~~
- ~~3. No demolition of the church building shall be undertaken until the Chief Executive of the Gore District Council has approved the Conservation Plan referred to in Condition 2.~~
- ~~3A. If after demolition of the church building circumstances change, the consent holder may seek in writing to the Chief Executive of the Gore District Council an amendment to the Conservation Plan.~~
- ~~4. No later than when applying for building consent for the new building an Implementation Plan shall be submitted to the Chief Executive of the Gore District Council for detailing how the approved Conservation Plan referred to in Condition 2 and any amendments to that Plan approved by the Chief Executive of the Gore District Council will be implemented.~~
- ~~5. No construction of the new building shall be undertaken until the Chief Executive of the Gore District Council has approved the Implementation Plan referred to in Condition 4.~~
- ~~6. Subject to a minimum of 20 15 car parks being provided on the site, the layout of the new building on the site, together with associated parking and manoeuvring areas, shall be undertaken in accordance with the attached plan entitled "First National Real Estate Gore Office Concept Plan Site Plan Sheet C02 by Tuatara Structures and dated 5/03/2021"~~
7. Parking, property access and manoeuvring areas shall be constructed, sealed and marked prior to the occupation of the building, in accordance with the Councils Subdivision and Land Development Bylaw and, for the avoidance of doubt, shall include:
- a. Upgrading the Fairfield Street access to a commercial heavy duty standard.
 - b. Provision of a 6 metre wide carriageway from Fairfield Street, constructed with chip seal or asphalt,
 - c. Provision of kerb and channel, and suitably designed stormwater sumps, within the parking area and carriageway
8. Prior to the occupation of the new building and thereafter, a designated bike, stand or stands for a minimum of 4 bicycles shall be provided., ~~the location of which shall be approved by the Chief Executive of the Gore District Council.~~
9. At the time of seeking a building consent for the construction of a new building on the site, the consent holder shall pay a financial contribution for commercial development up to a maximum figure of \$10,000 plus GST, calculated at the rate of 0.3% in terms of Rule 9.9(5) of the Gore District Plan.

2. SITE DESCRIPTION

The land subject to this application is located at the corner of Irk and Fairfield Street. It is known as Lot 1 DP 578950 & Lot 2 DP 578950. The sites are identified in the Operative District Plan as being in the Commercial Zone in the Secondary Townscape Area. Lot 1 has HH item 17 listed which is the former Gore Methodist Church which has since been demolished. See Figure 1 below for current zoning of the sites.



Figure 1: Lots shown in red outline (Gore Operative Plan Maps)

The Gore District Plan is currently undergoing review and the sites are listed in the Town Centre Zone under the Proposed District Plan.

3. ACTIVITY STATUS

3.1 Resource Management Act 1991

The proposed activity requires resource consent for the following reasons:

- 1 A **Discretionary** activity consent pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. It is proposed to cancel conditions 3, 3A, 4, 5, and 6 and change conditions 1, 2, and 8 of resource consent to:

1. The activity shall be undertaken in general accordance with the application LU 2016/204, subsequent variation applications LU2016/204/2, LU2016/204/3 & the plans attached as appendix A or as required by the conditions below;

2. Historical information boards shall be located as indicated on WEST ELEVATION Jones Cooper Builders Plan A2.2 dated 1.05.2024. The location & design of these boards and any

associated features shall be confirmed on the building plans submitted for Building Consent and implemented prior to issue of code of compliance.

8. Prior to the occupation of the new building and thereafter, a designated bike, stand or stands for a minimum of 4 bicycles shall be provided.

4. NOTIFICATION ASSESSMENT

Sections 95A – 95F (inclusive) of the Resource Management Act 1991 ('RMA') set out the steps the Council is required to take in determining whether or not to publicly notify an application or notify on a limited basis.

4.1 Public notification – Section 95A

In accordance with section 95A, the following steps have been followed to determine whether to publicly notify the resource consent application:

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

- The applicant has not requested public notification.
- Public notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA .
- The application does not involve exchange to recreational reserve land under section 15AA of the Reserves Act 1977.

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

- There are not rules in a plan or National Environmental Standard that preclude notification.
- The application is not:
 - a controlled activity; or
 - a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Step 3 – Public notification is required in certain circumstances

- There are no rules in a plan or National Environmental Standard that require notification.
- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is undertaken as follows:

The following effects must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land.

- Trade competition and the effects of trade competition.
- Any persons that have provided their written approval and as such adverse effects on these parties have been disregarded.

The following effects may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is as follows:

Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, given the application is a variation on an existing land use consent there is no permitted baseline.

It is acknowledged that the Operative District Plan enables the construction of buildings for commercial activities subject to bulk and location standards. Whilst this is a factor for consideration, it is also acknowledged that part of the reasoning for the approval to remove the heritage building on the site was to make way for a specific building that had positive effects in relation to amenity as well as providing a means of maintaining some heritage value within the building.

Assessment of Effects

The original land use consent (LU 2016/204) authorised the demolition of a scheduled heritage building. The conditions were then varied under LU 2016/204/2 which allowed for alteration of building design and the ongoing heritage requirements. The applicant now seeks further variation of conditions as the lots have been subdivided under SC 2020/29 and two commercial buildings are proposed.

It is noted LU 2016/204/2 appears to have diluted the conditions in relation to conserving the heritage values of the site. For example, Condition 2(b), required identification of heritage items in the Conservation Plan and their use either in the new building, the reference to “use within the building” has been deleted. Condition 2(c), that required a central foyer displaying various heritage items from the church have been deleted.

The change in conditions does not change the activity status of the activity that has been previously proposed and consented. The difference in effects between what has already been authorised and what is now proposed are the only effects that are to be considered.

Effects of Change to condition 1

The proposed plans show two separate commercial buildings contained within their respective titles. In relation to practicality, having two separate buildings owned and operated by the two different landowners is a more efficient and effective use of the land than contending with a single building spanning across the two sites. As such, the conceptual building plans promoted by LU 2016/204/2 can no longer be achieved.

The buildings proposed are modern and will improve the Irk Street streetscape. This aligns with the resultant effects of the approved building design. Although the buildings are separated, they

will add visual interest to the streetscape, more so than the consented design. It is considered given the building are built close to the road boundary and contain ample glazing, they will provide activation with the street. The inclusion of verandas will further encourage walkability within the town centre.

Overall, I consider adverse effects on the wider environment from the proposed change to condition will be no more than minor.

Effects of Change to Condition 2

Condition 2 required a Conservation Plan to be submitted to the Chief Executive to detail the methodology for recording and archiving the heritage features and history of the building; *any* features to be reused as part of the redevelopment; *any* features to be made available for use elsewhere; and a means of linking electronically available data to the internet.

A conservation plan was drafted and approved prior to the removal of the church building. The previous variation appears to have removed much of the obligation to reuse features from building in the redevelopment, including the foyer display. The Applicants have however proposed to reuse the foundation stone which will be visible to the public from the street. Above the foundation stone an information board will be established. The location and design of these boards and any associated features shall be confirmed on the building plans and submitted to the Planning Department for approval during the Building Consent process. The information board must be implemented prior to issue of code of compliance.

The Applicant has provided a link to the electronic photographic record of the church building and the Council holds the Conservation Plan on file. In this respect the condition has been satisfied. However, it is considered the information board is likely to be more beneficial to the public and passersby.

Given the Conservation Plan did not require features of the building to be reused, its purpose mainly related to the demolition of the building which has been carried out. What's important moving forward is that a tangible link to the previous heritage value of the site is archived. As such, it is considered adverse effects on the wider environment in relation to the heritage values will be no more than minor by the proposed changes to condition 2, which require the foundation stone to be reused in the redevelopment and historical information boards erected.

Effects of Change to conditions 3, 3a, 4 and 5

The Church has been demolished following the approval of the Conservation Plan. Condition 3 is redundant and can be cancelled.

The Conservation Plan has been approved. The conditions as varied by LU 2016.204.2 did not require features to be reused and removed the foyer component of the original consent. As such in terms of the redevelopment, it can continue as proposed without the need to change the Conservation Plan. The requirement of Condition 3a is redundant given the building plans are changing and the effects assessed under this application.

Similarly, as the Applicants are applying for a variation, the proposed changes have been assessed in light of the conservation plan and the history of the consent variations and subdivision. Modified Condition 2 clarifies the implementation requirements and Conditions 4 and 5 are no longer necessary.

Effects of Change to condition 6

Condition 6 relates to the required number of car parks on the site. The National Policy Statement for Urban Development requires Councils to remove rules from their District Plans that require minimum car parking numbers. This is to encourage a developer lead approach and shift the responsibility to the developer to provide appropriate car parking for their activity, aligning with the market needs. As such, the District Plan no longer states minimum parking requirements and so condition 6 can be removed.

Effects of Change to condition 8

Condition 8 required the new building to provide a designated bike stand or stands for a minimum of 4 bicycles. The plans provided show bike stands within the car park of the building on 1 Irk Street. This is considered suitable and the condition is proposed to be amended to reflect this.

Effects of Change to condition 9

Condition 9 required a financial contribution to be paid for commercial development up to a maximum figure of \$10,000 plus GST, calculated at the rate of 0.3% in terms of Rule 9.9(5) of the Gore District Plan.

The District Plan states the Council may require a financial contribution where subdivision or development will utilise Council's water, sewerage and storm water services. No contribution as paid at the time the site was subdivided. The proposal now includes two buildings for commercial use. Both will utilise Council's water, sewerage and storm water services.

It is noted the condition states the figure shall be up to a maximum figure of \$10,000 plus GST, calculated at the rate of 0.3% in terms of Rule 9.9(5) of the Gore District Plan. Rule 9.9(5) relates to infrastructure.

The Applicant has not provided a sufficient argument for the removal of the condition. The figure will be determined at building consent stage.

Conclusion: Effects On The Environment

On the basis of the above assessment, in terms of s95D, it is assessed that the proposed activity will have adverse effects on the environment that are no more than minor.

Step 4 – Public Notification in Special circumstances

- There are no special circumstances that warrant public notification.

4.2 Limited notification – Section 95B

In accordance with section 95B, the following steps have been followed to determine whether to give limited notification of the application:

Step 1 – Certain affected groups or persons must be notified

- There are no protected customary rights groups or customary marine title groups affected by the proposed.

- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment.

Step 2 – Limited notification precluded

- The activity is not subject to a rule or National Environmental Standard that precludes limited notification.
- The application is not for a controlled activity (other than for a subdivision of land) under a district plan.

Step 3 – Certain other affected persons must be notified

- Under Step 3, if the proposal is a boundary activity, only the owner/occupier of the infringed boundary can be considered. The activity is not a boundary activity.
- For any other activity, a consent authority must notify an application on any person, if notification is not precluded by Step 2, and the consent authority decides, in accordance with s95E, that the proposed activity will have or is likely to have adverse effects on that person that are minor or more than minor.

An assessment in this respect is therefore undertaken as follows:

Considerations in assessing adverse effects on persons under s95E

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). The relevance of the permitted baseline to this application is outlined in the above s95D assessment of environment effects.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.
- d) The consent authority **must** disregard effects on those parties who have provided written approval.

Assessment: Effects on Persons

Taking into account the exclusions in sections 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

For the original application, eight submissions were received by the Council, with three in support, three neutral and two opposing parts of the application. The effects on these submitters are assessed below.

The previous variation assessed effects on these persons to be less than minor.

- 3 submissions were in support.

- 2 submissions were neutral.
- In relation to Environment Southland, historic fabric is still to be salvaged and reused. Appropriate floor levels will be established through the Building Consent process.
- In relation to Heritage New Zealand, the heritage building is now demolished and the public display of the salvaged Heritage Fabric has been confirmed and shown on the design plans.
- In relation to Southern Reap, who raised issue with a ROW easement. The ROW issue raised by REAP was addressed by the hearing. The ROA has been retained and is shown on the scheme plan from the subdivision. No buildings will obstruct the ROW.
- In relation to Foodstuffs, the Council is implementing the NPS-UD and so isn't regulating car parking numbers. Car parks will however still be provided on the site.

The proposal is to enable a varied building design. The buildings proposed are modern and will improve the Irk Street streetscape. This aligns with the resultant effects of the approved building design. Although the buildings are separated, they will add visual interest to the streetscape, more so than the consented design. It is considered given the buildings are built close to the road boundary and contain ample glazing, they will provide activation with the street. The inclusion of verandas will further encourage walkability within the town centre.

The Applicant has proposed the establishment of historical information boards on the new buildings which will achieve considerably more public engagement than online documentation would have. The variation will facilitate the development of the sites into buildings which will positively impact the streetscape.

No person is considered adversely effected.

Conclusions: Effects on Persons

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Step 4 – Special Circumstances for Limited Notification

- There are no specific circumstances that warrant limited notification of the application.

5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

For the reasons set out above, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

6. SECTION 104 ASSESSMENT

6.1 Matters for consideration

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.2 Effects on the Environment

Actual and potential effects on the environment have been outlined in the section 95 report.

6.3 Relevant Provisions

District Plan

With regard to the heritage objectives and policies set out in Chapter 2.5 of the Gore District Plan, these were largely addressed in the original report and, with the demolition of the heritage building, do not need to be reconsidered here. However, with the reuse of the foundation stone and display boards established in a public space, the proposal will give effect to Policy 2.5.4(5) which seeks to increase people's awareness of the historic heritage of the District. With regard to the proposed redesign of the building, the proposal is consistent with Objectives 3.3(1), 3.3(2) and 3.3(9) and Policies 3.4(2) and 3.4(13). Overall, I consider that the proposal is consistent with the relevant provisions of the Gore District Plan.

7. PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

This recommendation has had particular regard to matters of national importance specifically **s(6)(f)**, which states: *the protection of historic heritage from inappropriate subdivision, use, and development*. Further the **definition** of historic heritage *means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities*.

Given that LU 2016/204, as varied by LU 2016/204/2 removed the physical resource the conditions required development approved under these consents to contribute to the understanding and appreciation of the history of the site. This decision continues the requirement

to contribute to the understanding and appreciation of the history of the site and conditions have been imposed to ensure that that occurs along with an appropriate timeframe in which that needs to occur.

8. DECISION ON RESOURCE CONSENT

Consent is **granted** for the application to change or delete Conditions 1, 2, 3, 3a, 4, 5, 6, and 8 of resource consent LU 2016/204, as varied by LU 2016/204/2 such that:

Detail changes

1. The activity shall be undertaken in general accordance with the application LU 2016/204 dated 24 February 2016 and further information submitted 9 May 2016 and 19 July 2016, **and subsequent variation applications LU2016/204/2, LU2016/204/3** ~~except where modified by the resource consent application LU 2016/204/2 dated 24 May 2021, further information dated 6 July 2021 and the plans set out in Appendix 1 or as required by the conditions below.~~
2. The consent holder shall **establish historical information boards and utilise the foundation stone of the church in the redevelopment of the building at 1 Irk Street. The features shall be located as indicated on 'WEST ELEVATION' Jones Cooper Builders Plan A2.2 dated 1.05.2024 (included in Appendix 1). The location & design of these boards, foundation stone and any associated features shall be provided with the building plans submitted for Building Consent and certified by the Planning department. The information boards and foundation stone shall be implemented prior to issue of code of compliance.**

~~The consent holder shall submit a Conservation Plan to the Chief Executive of the Gore District Council for approval that sets out:~~

- ~~a. The methodology for recording and archiving the heritage features and history of the building.~~
- ~~b. Any features to be reused as part of the redevelopment of the site either in their original or modified form.~~
- ~~c. Any features to be made available for use elsewhere.~~
- ~~d. A concept for linking electronically available data to the internet, including:
 - ~~i. A photographic record of the church building~~
 - ~~ii. A summary of the history of the site and the church building~~~~
3. ~~No demolition of the church building shall be undertaken until the Chief Executive of the Gore District Council has approved the Conservation Plan referred to in Condition 2.~~
- 3a. ~~A If after demolition of the church building circumstances change, the consent holder may seek in writing to the Chief Executive of the Gore District Council an amendment to the Conservation Plan.~~
4. ~~No later than when applying for building consent for the new building an Implementation Plan shall be submitted to the Chief Executive of the Gore District Council for detailing how~~

~~the approved Conservation Plan referred to in Condition 2 and any amendments to that Plan approved by the Chief Executive of the Gore District Council will be implemented.~~

- ~~5. No construction of the new building shall be undertaken until the Chief Executive of the Gore District Council has approved the Implementation Plan referred to in Condition 4.~~
- ~~6. Subject to a minimum of 20-15 car parks being provided on the site, the layout of the new building on the site, together with associated parking and manoeuvring areas, shall be undertaken in accordance with the attached plan entitled "First National Real Estate Gore Office Concept Plan - Site Plan - Sheet C02 by Tuatara Structures and dated 5/03/2021"~~
8. Prior to the occupation of the new building and thereafter, a designated bike, stand or stands for a minimum of 4 bicycles shall be provided, ~~the location of which shall be approved by the Chief Executive of the Gore District Council.~~

Condition 7 and 9 remain unchanged.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. The Monitoring Officers time will be charged to the consent holder. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

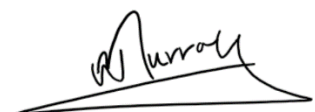
If you have any enquiries, please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by



Joanne Skuse
Consultant Planner

Decision made by



Werner Murray
Delegate

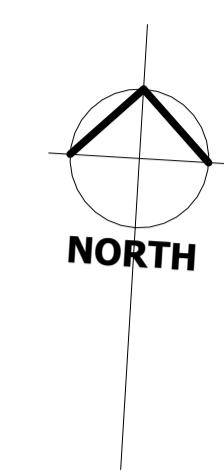
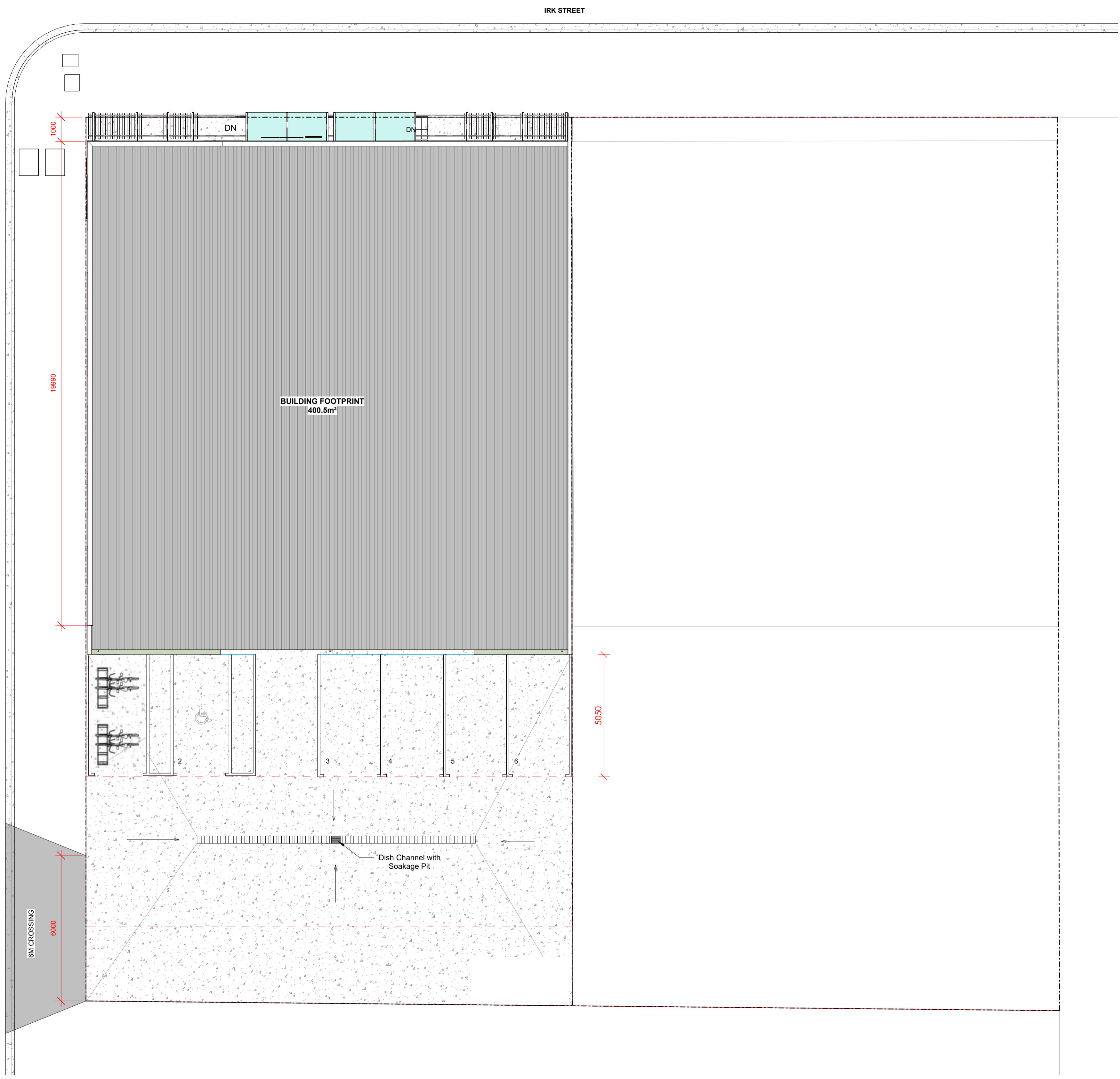
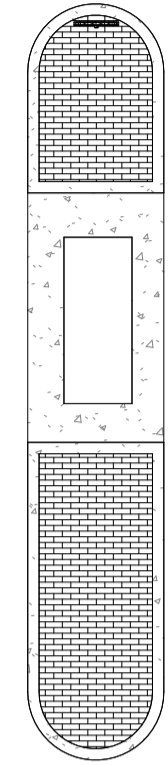
Appendix A: Updated Conditions

Appendix A Revised conditions for LU 2016.204.3

Conditions of Consent

The conditions of consent are as follows:

1. The activity shall be undertaken in general accordance with the application LU 2016/204 dated 24 February 2016 and further information submitted 9 May 2016 and 19 July 2016, and subsequent variation applications LU2016/204/2, LU2016/204/3 and the plans set out in Appendix 1 or as required by the conditions below.
2. The consent holder shall establish historical information boards and utilise the foundation stone of the church in the redevelopment of the building at 1 Irk Street. The features shall be located as indicated on 'WEST ELEVATION' Jones Cooper Builders Plan A2.2 dated 1.05.2024 (included in Appendix 1). The location & design of these boards, foundation stone and any associated features shall be provided with the building plans submitted for Building Consent and certified by the Planning department. The information boards and foundation stone shall be implemented prior to issue of code of compliance.
3. Deleted
- 3a. Deleted
4. Deleted
5. Deleted
6. Deleted
7. Parking, property access and manoeuvring areas shall be constructed, sealed and marked prior to the occupation of the building, in accordance with the Councils Subdivision and Land Development Bylaw and, for the avoidance of doubt, shall include:
 - a. Upgrading the Fairfield Street access to a commercial heavy duty standard.
 - b. Provision of a 6 metre wide carriageway from Fairfield Street, constructed with chip seal or asphalt,
 - c. Provision of kerb and channel, and suitably designed stormwater sumps, within the parking area and carriageway.
8. Prior to the occupation of the new building and thereafter, a designated bike, stand or stands for a minimum of 4 bicycles shall be provided.
9. At the time of seeking a building consent for the construction of a new building on the site, the consent holder shall pay a financial contribution for commercial development up to a maximum figure of \$10,000 plus GST, calculated at the rate of 0.3% in terms of Rule 9.9(5) of the Gore District Plan.



- SITE PLAN NOTES**
1. SET OUT DIMENSIONS TAKEN TO OUTSIDE OF WALL FRAMING.
 2. CONTRACTOR TO CONFIRM LOCATION OF POWER, WATER SUPPLY, SEWER, STORMWATER ETC ON SITE BEFORE COMMENCING WORK.
 3. EXACT CONTOURS TO BE CONFIRMED ON SITE BY CONTRACTOR BEFORE COMMENCING WORK. REFER SURVEY PLAN.
 4. ALLOW TO RUN CONDUIT TO ALL NEW SIGNAGE AND EXTERNAL SECURITY LIGHTING.
 5. ALL ARCHITECTS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CIVIL ENGINEERING DRAWINGS, STRUCTURAL ENGINEERING DRAWINGS AND ELECTRICAL ENGINEERING DRAWINGS.
 6. REFER TO CIVIL ENGINEERING DRAWINGS FOR STORMWATER & SEWER LINE OUTSIDE BUILDING PERIMETER, SITE LEVELS, KERBS, CATCHPITS ETC.

SITE INFORMATION

PROPERTY ID:	8400692
LEGAL DESCRIPTION:	LOT 1 DP 578950
ADDRESS:	1 IRK STREET, GORE
SITE AREA:	734.426M²
CLIMATE ZONE:	6
EARTHQUAKE ZONE:	ZONE 1
EXPOSURE ZONE:	ZONE B
LEE ZONE:	NO
RAINFALL RANGE:	50 - 60
WIND REGION:	A
WIND ZONE:	MEDIUM

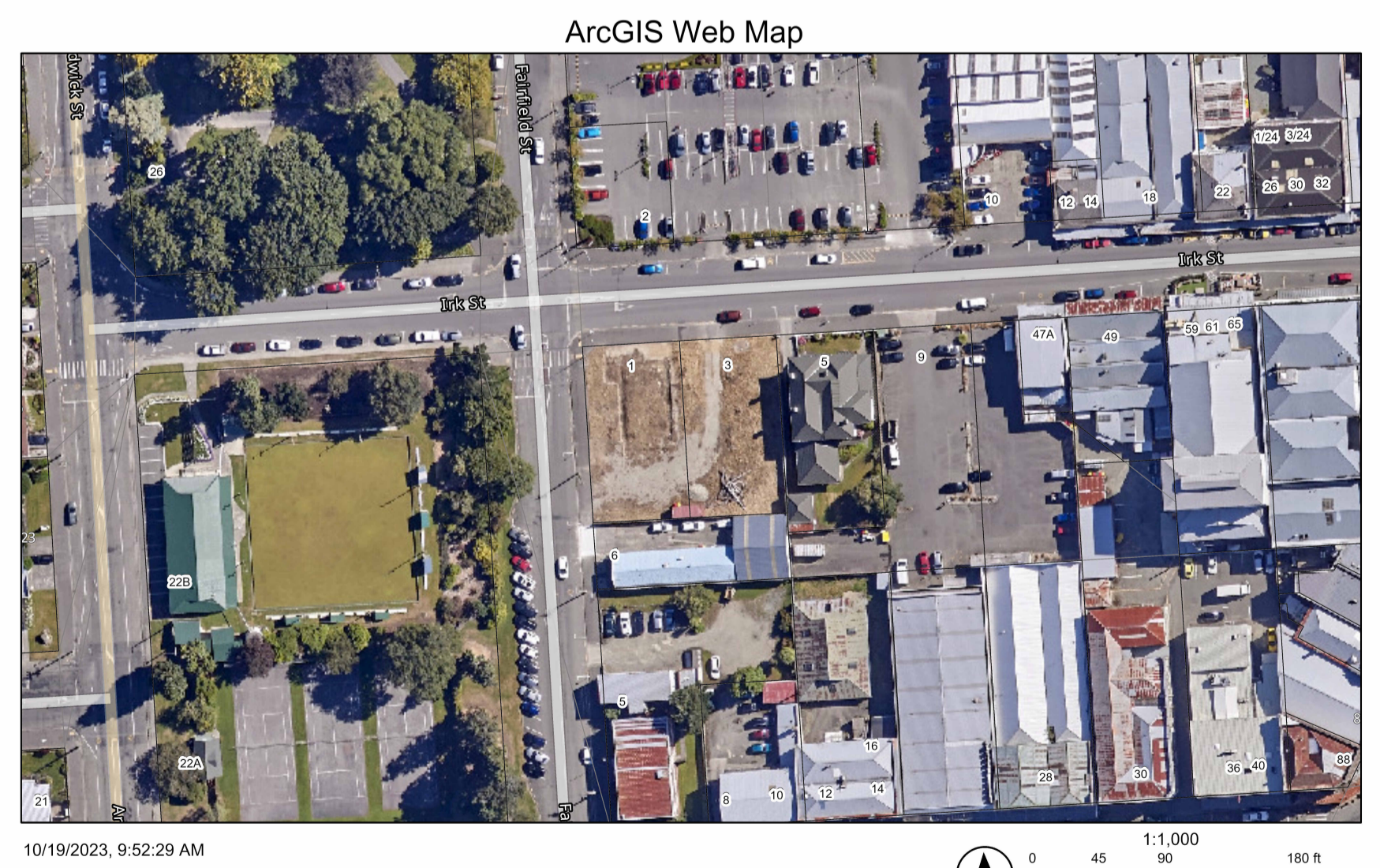
TOTAL FLOOR AREAS

BUILDING	
GROUND FLOOR:	400.5M²
CARPARKING:	14 SPACES (INCLUDING 1 ACCESSIBLE)

SITE FENCING

F5/AS1- WORK SITE BARRIERS TO BE IN COMPLETE ACCORDANCE WITH F5/AS1 TO FULLY ENCLOSE PERIMETER OF SITE TO RESTRICT UNAUTHORISED ENTRY.

1 SITE PLAN
Scale 1 : 100 @ A1, 1: 200 @ A3



ArcGIS Web Map
10/19/2023, 9:52:29 AM
1:1,000
0 45 90 180 ft
0 12.5 25 50 m

Rev	Revision Description	By	To	Date
1	Issued for Resource Consent			1.05.2024

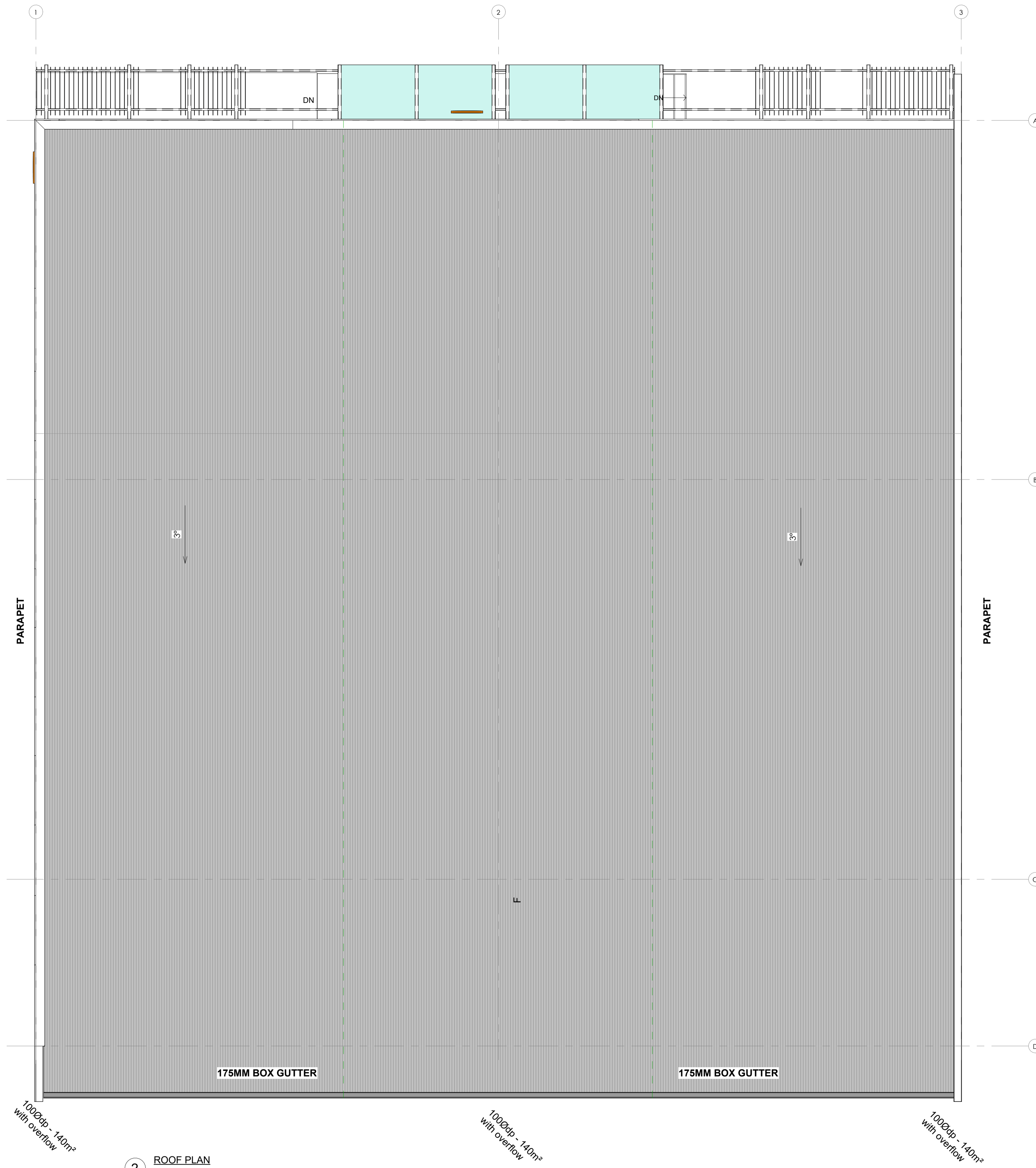
CLIENT: JONES COOPER BUILDERS
 STATUS: RESOURCE CONSENT
 DRAWN BY: C SHI
 CHECK BY: N CALDER
 SCALE: 1 : 100 @ A1
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JONES COOPER BUILDERS
1 IRK STREET, GORE

PROJECT NUMBER: 2366
 SHEET: A1.0
 DATE: 1.05.2024
 REVISION: 1

SITE PLAN







Roof Plan Notes

1. All roof flashings to be 0.55mm BMT Colorsteel Endura.
2. Underlay or building paper to provide separation between Colorsteel and treated timber.
3. Tapered stop end to divert apron flashing water into gutter.
4. Stop guttering min. 10mm clear of finished wall cladding.
5. All timber lintel sizes are as per N336/4, unless stated otherwise.
6. All exposed timber to be H3.2 treated & 3 coat paint finish.
7. All exposed fixings must be stainless steel.

All penetrations into wall cladding should be sealed watertight.

Roof Type Legend

-  0.558MT Selected metal profile roof cladding
-  Folded 0.55mm BMT colorsteel internal gutter

Internal gutter Calcs:

For all:
 Max Area- 140m²
 Ref Fig 16: Cross sectional area of Internal gutter:

Required cross sectional area = 25,000m²
 500mm wide x 50mm deep gutter
 20mm freeboard + required fall

Refer to detail 8/A1.10

Roof Type
 1 : 100 @ A3
 1 : 100 @ A1

2 ROOF PLAN
 Scale - 1 : 50

Rev	Revision Description	By	To	Date
1	Issued for Resource Consent			1.05.2024

CLIENT: JONES COOPER BUILDERS
 STATUS: RESOURCE CONSENT
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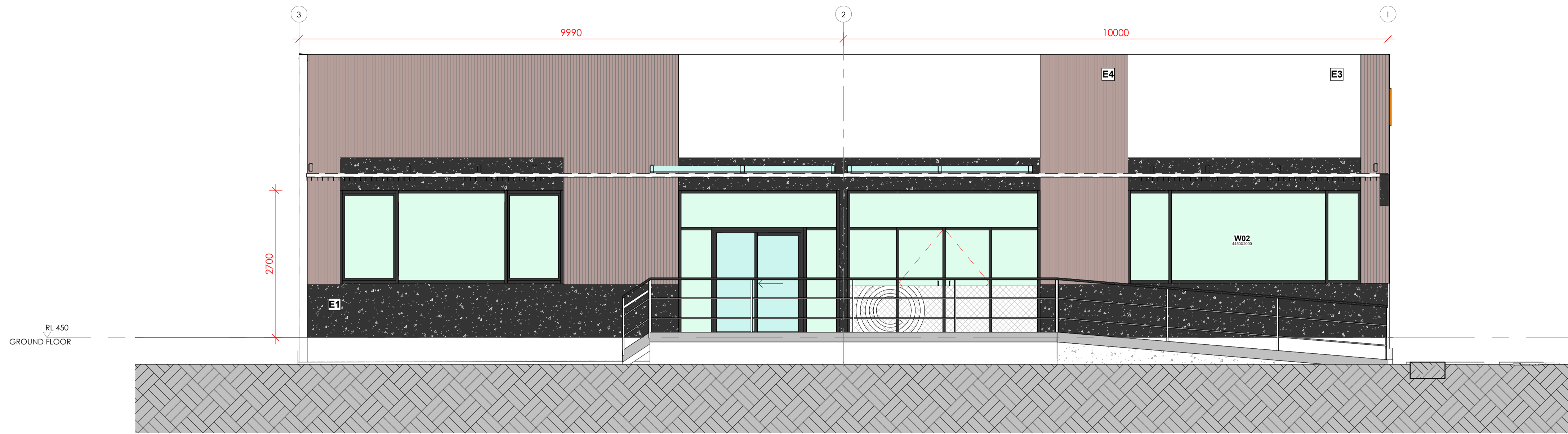
JONES COOPER BUILDERS
 1 IRK STREET, GORE

ROOF PLAN

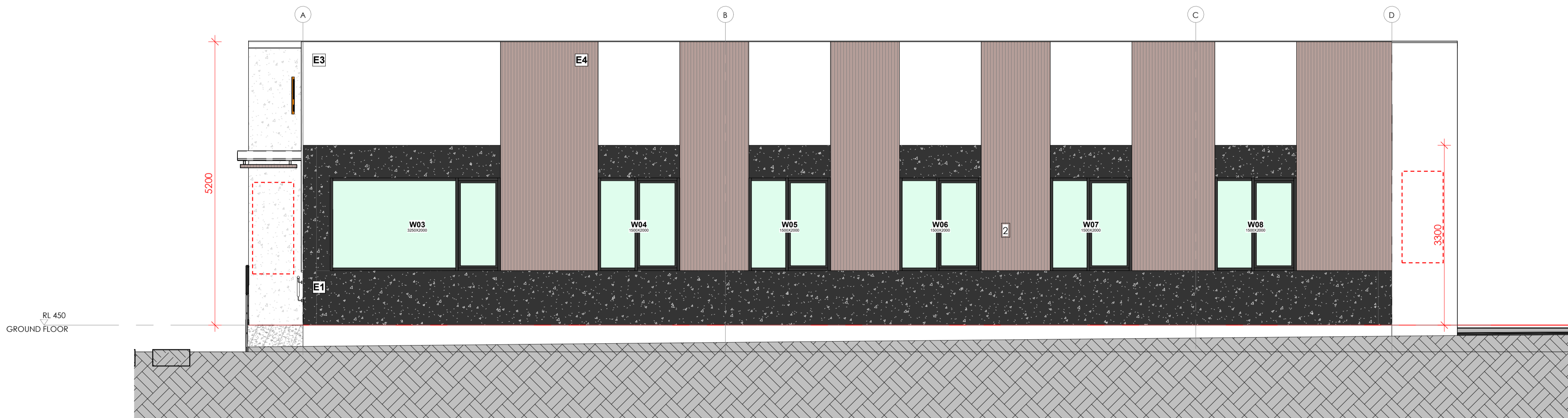
PROJECT NUMBER: 2366
 SHEET: A2.1
 DATE: 1.05.2024
 REVISION: 1

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NORTH ELEVATION
 Scale 1 : 50 @ A1, 1 : 100 @ A3



WEST ELEVATION
 Scale 1 : 50 @ A1, 1 : 100 @ A3

Rev	Revision Description	By	To	Date
1	Issued for Resource Consent			1.05.2024

CLIENT: JONES COOPER BUILDERS
 STATUS: RESOURCE CONSENT
 DRAWN BY: D LEITMAN
 CHECK BY: N CALDER
 SCALE: As indicated @
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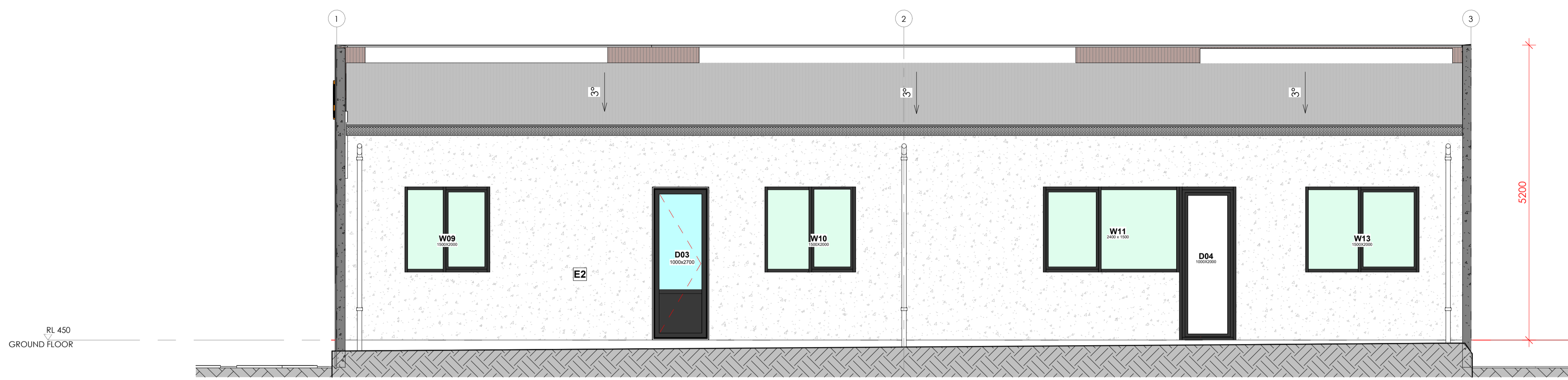
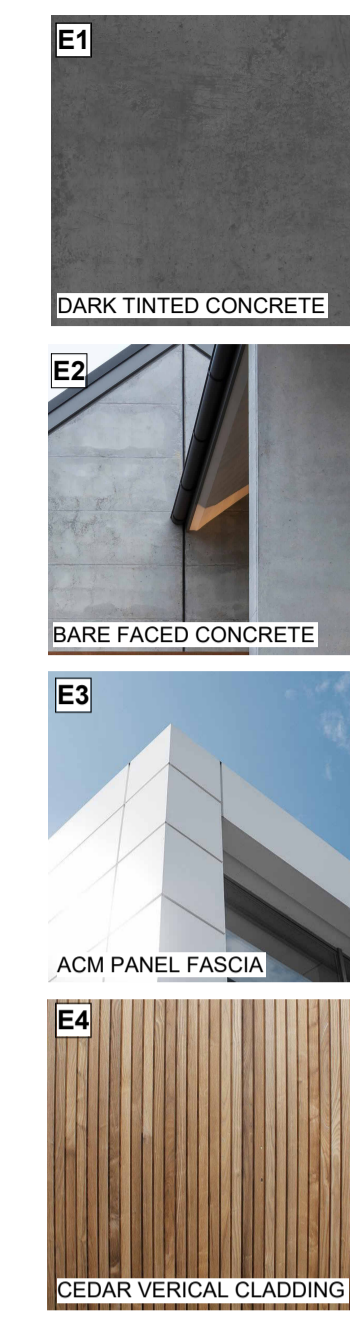
JONES COOPER BUILDERS
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ELEVATIONS

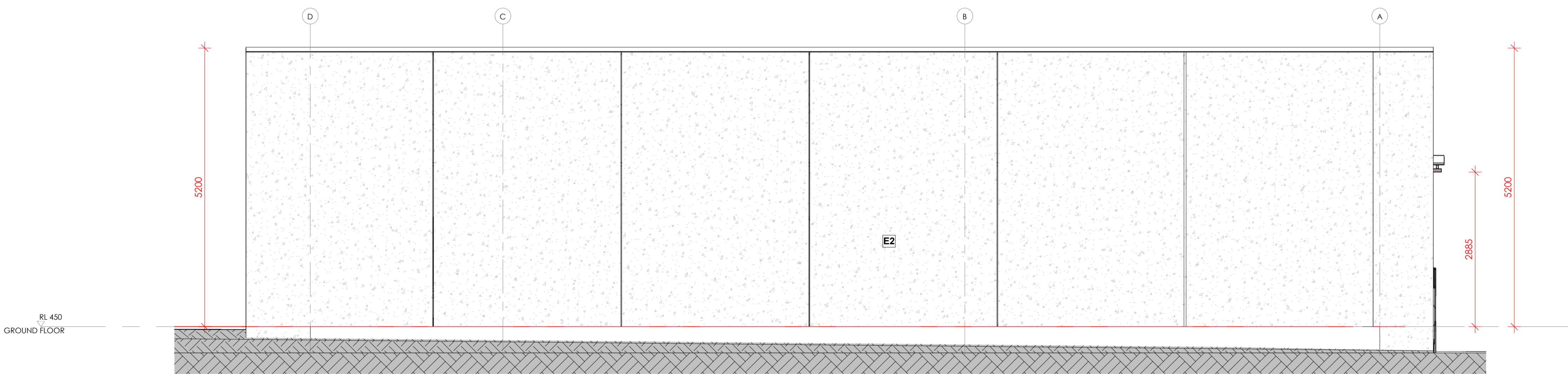
PROJECT NUMBER: 2366
 SHEET: A2.2
 DATE: 1.05.2024
 REVISION: 1

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S SOUTH ELEVATION
Scale 1 : 50 @ A1, 1 : 100 @ A3



E EAST ELEVATION
Scale 1 : 50 @ A1, 1 : 100 @ A3

Rev	Revision Description	By	To	Date
1	Issued for Resource Consent			1.05.2024

CLIENT: JONES COOPER BUILDERS
 STATUS: RESOURCE CONSENT
 DRAWN BY: D LEITMAN
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JONES COOPER BUILDERS
 1 IRK STREET, GORE

ELEVATIONS

PROJECT NUMBER: 2366
 SHEET: A2.3
 DATE: 1.05.2024
 REVISION: 1



Notes - Legends

Site Information

Parcel ID: 8400693
 Appellation: Lot 2 DP 578950
 Location: Gore

Climate Zone: 6
 Earthquake Zone: Zone 1
 Exposure Zone: Zone B
 Lee Zone: No
 Rainfall Range: 50 - 60
 Wind Region: A
 Wind Zone: Medium

Max. Building Height 12m

Cut/Fill

Flat to gentle site requires minimal excavation (footings and scrap of topsoil only)

Do not scale from drawings - use written dimensions. Contact Designer for clarification if necessary.

Dimensions to boundary are plan length only, on sloping ground, engage Surveyor for assistance.

EXISTING SERVICES

Contractor to confirm location, inverts, condition on site prior to commencing, including pricing.

F5/AS1 COMPLIANCE

All workers and visitors to site to comply with the Health and Safety in the Workplace Act. Comply with F5/AS1 Construction and Demolitions Hazards at all times, including, but not limited to, clauses;

1.0.2 If a work-site is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced only when workers are absent from the immediate vicinity.

1.4.1 Toeboards for preventing objects falling off storage or access platforms shall be at least as high as the materials stacked on the platform, and no less than 100 mm above the platform. The maximum gap between platform and toeboard shall not exceed 10 mm.

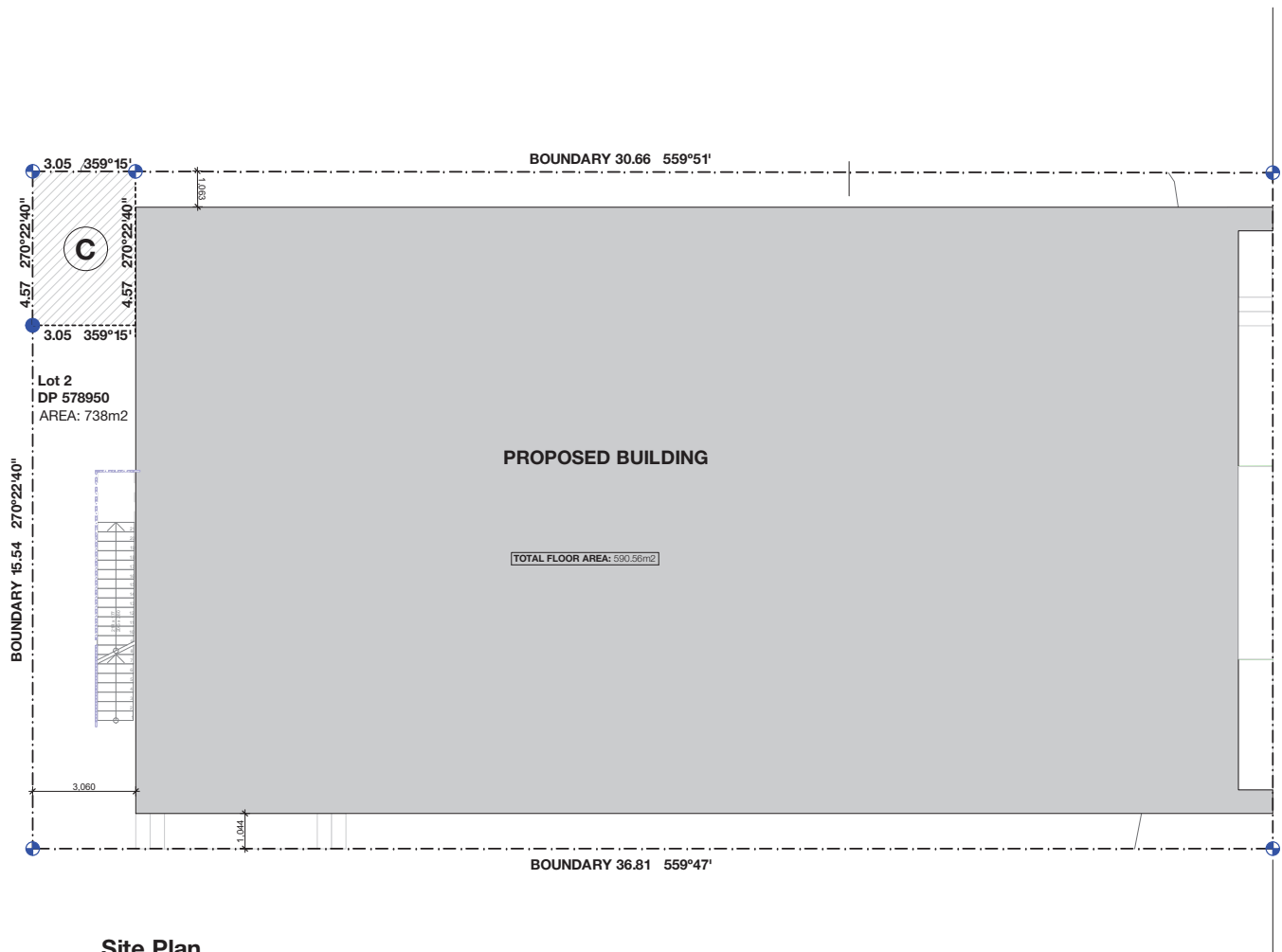
SITE MANAGEMENT

Contractor to avoid adverse effects of earthworks - follow the SDC guidelines in regarding earthworks, clean, prevent soil and sediment run-off. Sediment control fence. Keep roads required if water run-off poses nuisance.

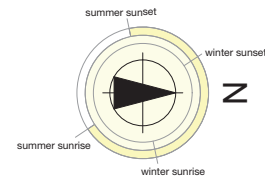
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 Irk St, Gore, Southland

Job no. BH.2402 Issue RV.05

Date 23.04.2024



Site Plan
 Scale 1:100

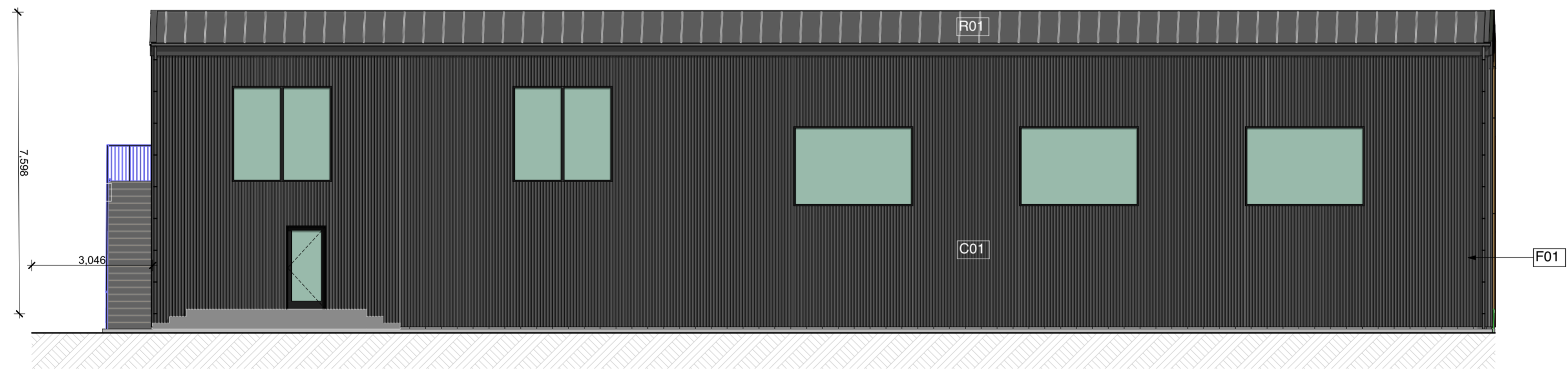


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North Elevation
Scale 1:100



East Elevation
Scale 1:100

Notes - Legends

- R01**
KingRib® 3
Insulated Trapezoidal Roof Panel
System
- C01**
Longrun Metalcraft corrugated iron
Cladding vertically fixed on 20mm
cavity battens in selected black colour
- C02**
James Hardies EXOTEC Top Hat
cladding in Adrenaline Orange colour
- F01**
300x50 Aluminium Fins

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Irk St, Gore, Southland

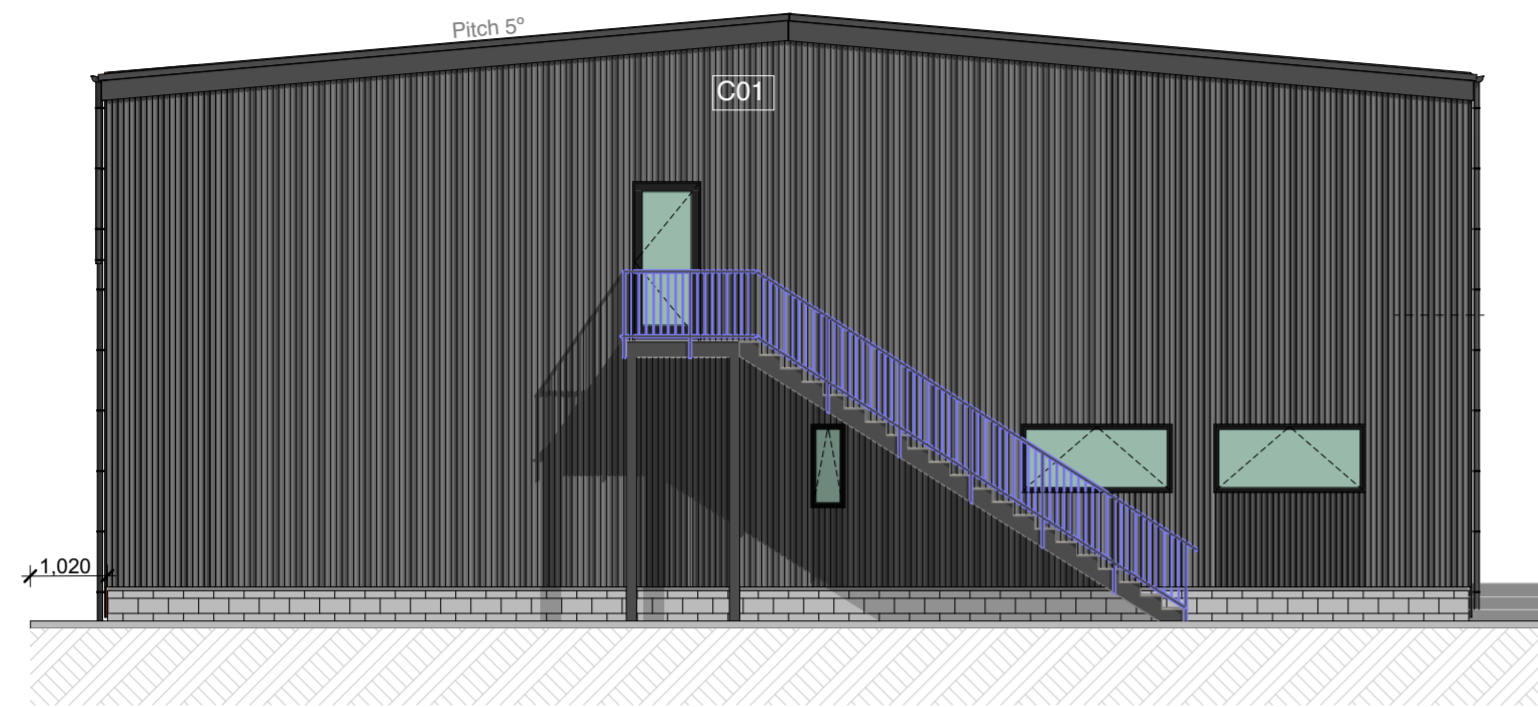
Job no. **BH.2402** Issue **RV.04** AS

Date 11.04.2024

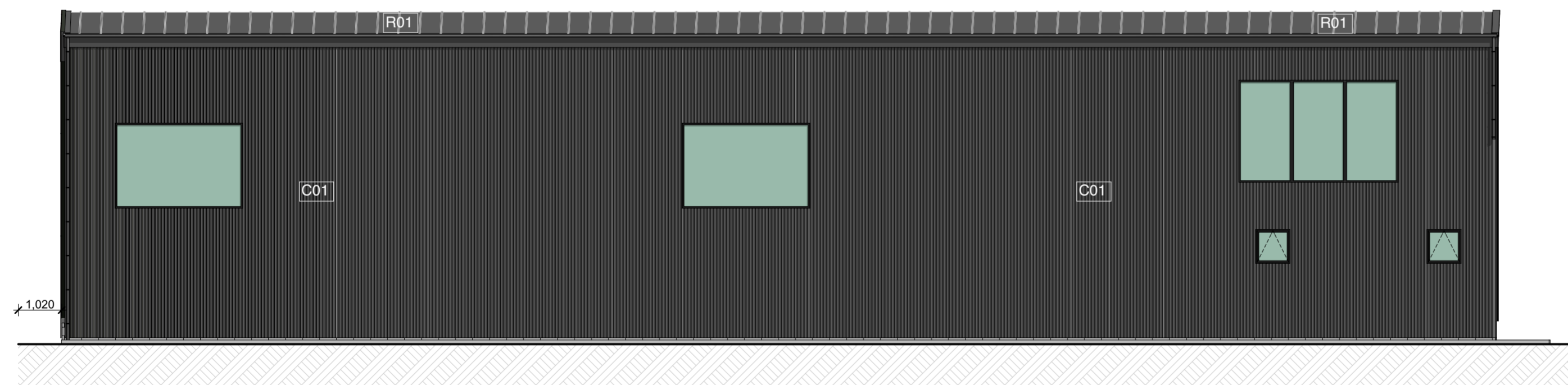


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North Elevation
Scale 1:100



East Elevation
Scale 1:100

Notes - Legends

- R01**
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cladding in Adrenaline Orange colour
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