

# Gore District Council Decisions



## NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

*Resource Management Act 1991*

<b>Application reference</b>	LU24013
<b>Applicant</b>	Gore Church and Gospel Hall Trust
<b>Proposal</b>	Application under Section 88 of the Resource Management Act 1991 (RMA) for a new church building.
<b>Location</b>	87 Charlton Road, Upper Charlton
<b>Legal Description</b>	Lot 2 DP 544388
<b>Activity Status</b>	Discretionary Activity
<b>Decision Date</b>	26 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** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Werner Murray, on 26 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** outlined in this report of the Section 104 decision imposed pursuant to Section 108 of the RMA. 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

Consent is sought to construct a church on the northern half of the site at 87 Charlton Road. The Church congregation currently utilise an existing church located at Speden Place but have outgrown the space.

The proposed building will have a total footprint of approximately 1,100m<sup>2</sup> the building will include an auditorium, areas for storage, a foyer, restrooms and a canopy. The building is proposed to have a height of 8.2 metres. The walls of the building will be constructed with either grey coloured bricks or precast concrete and coloursteel cladding. The roof the is proposed to be of dark coloured coloursteel cladding. The building will be set back approximately 50 metres form the eastern boundary, 30 metres from the northern and western boundaries and over 70 metres from the southern boundary.

No changes are proposed to the eastern access of the site however the painted median will be extended, and a new right turn bay installed to accommodate traffic associated with the church. The carpark will majority be located to the east of the proposed church, although will extend around the northern portion to the western, with limited car parking availability limited in these areas. The carpark will have approximately 149 parking spaces.

In regard to the operation hours of the Church, the Church will be open 7 days a week for informal drop ins alongside the services outlined in the table below. The operation hours will generally be 05:30 and 21:00, however these may differ depending on the services each day.

Use of the building will vary from church and worship services to gospel sermons, marriage and funeral services and special church events. The number of attendees for these services will vary however anticipated attendance rates are outlined in the table below. As a place of worship there are no full-time staff, however it is anticipated that volunteers and preachers will operate within the church throughout the day.

<i>Day</i>	<i>Times</i>	<i>Frequency</i>	<i>Approx no. of attendees</i>	<i>Vehicle Movements (2.5 occupants per car)</i>
Sunday	5:45am - 7:00am	Weekly	50	20
	10:30am - 12:30pm	3-4 Weeks apart	350	140
	4:30pm - 6:00pm	Weekly	125	50
Monday	6:00pm - 7:00pm	Weekly	50	20
Tuesday-Friday	6:00pm - 8:30pm	Weekly	125	50
Saturday	8:00am - 12:30pm	Weekly	125	50

The proposed church will also serve as a base for the Gore Rapid Relief Team Group, providing for Emergency and Disaster Relief which will support the wider community in times of need.

## 2. SITE DESCRIPTION

The site is located at 87 Charlton Road, Upper Charlton and is within the Rural Zone of the Gore District Plan. The site contains a school building which is located in the southern portion of the site, with playing courts and sports fields to the north of the main school building.

The northwest corner of the site contains an identified actual or potential flooding hazard associated with the Mataura River Catchment.

To the north and west of the site, the land use is predominantly used for rural purposes. To the east of the site, the land use is predominantly residential and to the south of the site the land use is rural and rural residential.

The record of title contains the following interests:

Consent Notice 12254253.3: Which relates to firefighting requirements, stormwater requirements, FFL requirements and access requirements

Land Covenant 12254253.8: Relating to a no build area and no objection covenant

Covenant 12606932.8: Relating to a no objection covenant

### 3. ACTIVITY STATUS

#### 3.1 Gore District Plan

The site is zoned Rural in the Gore District Plan and the proposed activity requires resource consent under the District Plan for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 4.9.1 (a) (ii) in regard to site coverage. It is proposed to construct an additional building on site which exceed the permitted site coverage of 1500m<sup>2</sup>.
- A **restricted discretionary** activity pursuant to Rule 4.6.1 (a) in regard to light spill. It is anticipated that lighting will reach a maximum of 10 lux on the site boundaries.
- A **restricted discretionary** activity pursuant to Rule 5.9.4 in regard to stormwater treatment in car parking areas (5.9.2 (6)(d)), the stormwater from the parking area will not be contained and treated on site.
- A **discretionary** activity resource consent pursuant to Rule 4.2.4 for the proposed activity as it is not provided for as a permitted activity.

#### 3.2 Proposed Gore District Plan

The site is proposed to be zoned as Rural Lifestyle Zone within the Proposed District Plan. There are no rules with immediate legal effect that impact this application.

#### 3.3 National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health 2011 (“NES-CS”)

Based on the applicant’s review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES-CS does not apply.

### 3.4 Activity Status Summary

Overall, the application is being considered and processed as a **discretionary** activity under the District Plan.

## 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.

*Written Approval/s*

The following written approvals have been provided:

Person	Address (location in respect of subject site)
Daniel Arthur Burgess (Owner and Occupier)	87 Robertson Street, Upper Charlton (north of the site)

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, the proposed activity is not permitted in the zone. Whilst building of a certain size are permitted, they are to be used for agricultural purposes. Overall, it is considered there is no permitted baseline applicable to the application.

*Existing and Receiving environment*

The existing environment contains the existing school, the school site has significantly changed the character of the site. The receiving environment is the environment upon which a proposed activity might have effects on. The subject site is located in the Rural Zone along Charlton Road. The properties immediately to the east of the site, form part of a residential subdivision. To the south of the site are rural lifestyle properties which vary in size with majority being between 1- 2 hecatres. To the north and east of the site are smaller rural farms. The character of the receiving environment is therefore not predominantly used for agricultural.

**Visual dominance**

The applicant has provided an assessment on the Rural Character and Amenity, and I generally agree with it and note the following points.

The proposed church will be located on the southern portion of the existing school site located in the rural zone. The proposed church meets the required setbacks for the rural zone. It is proposed to be setback approximately 50 metres from the residential properties to the east and 30 metres from the rural properties to the north and west. There is existing vegetation along the northern boundary of the site and further landscaping is proposed along all of the external boundaries, which will mitigate visual effects on the adjacent properties. Additionally, the proposed building will consist of recessive colours cladding minimising visual effects on the wider environment.

When viewed from Charlton Road, the existing school and adjacent property 89 Charlton Road obscure the view of the proposed church. The church will be setback approximately 130 metres from Charlton Road, it is therefore considered that any adverse effects on the wider environment will be less than minor.

### **Character and Amenity**

The existing environment no longer resembles a rural site. The large school building with its accompanying access, hardstand and car parking areas has irreversibly altered the character of the area such that it is no longer rural. Whilst this does not automatically enable additional built form to an urban scale, the changed environment must be acknowledged in order to determine potential adverse effects, particularly cumulative effects.

As outlined above, the receiving environment is dominated by rural lifestyle and urban activity. In this regard the site acts as a buffer between the urban edge and the environment. The built form on site will not dominate the landscape or result in adverse effects on open space, as the area in general is characterised by multiple clusters of buildings. The anticipated typical rural amenity of open spaces and agricultural activity is therefore low.

It is considered the proposed church building will not detract inappropriately from the amenity and character of the surrounding rural environment and any adverse effects on the wider environment, in relation to character and rural amenity will be no more than minor.

### **Light Spill**

The lighting from the carpark associated with the new church is anticipated to exceed 5 Lux, which is the permitted standard for the rural zone. However, the lighting is not expected to be continuous throughout the night a condition has been included on the consent which requires all lighting to be directed away from residential properties and to be turned off at 10pm. Landscaping is proposed along the boundaries, with landscaping being between 2.2 metres to 3 metres in width. The landscaping will aid in mitigating effects associated with lighting. It is considered that any adverse effects on the wider environment will be no more than minor.

### **The suitability of the site for the treatment and disposal of storm water**

The stormwater from the school site currently discharges to the existing swale to the west of the site. As discussed in the services assessment, prepared by Bonisch and provided as part of the application, the swale was formalised and expanded as part of the school development to increase attenuation capacity. Proposed site runoff from roofs and hardstand areas will be directed to the swale through submerged stormwater networks or perimeter open channels. The swale will provide both attenuation and treatment through filtration prior to discharge to ground.

The services assessment confirms that there is sufficient capacity to accommodate stormwater from the development. Additionally, the Council's 3 Waters Operations Manager, Aaron Green, has reviewed the application and has raised no concerns.

Environment Southlands Team Leader Policy and Planning Mr Gilder has reviewed the application and the services assessment and has confirmed in a phone call on the 16<sup>th</sup> of May 2024 that the disposal of stormwater to the swale will not create an increased flood risk.

It is considered that any adverse effects on the wider environment will be less than minor.

## **Servicing**

The school on the site has existing connections to the reticulated services.

In terms of servicing, a services assessment has been provided by Bonisch.

In terms of wastewater, the church will connect to the wastewater main within Charlton Road, however as there is an insufficient depth to enable servicing via gravity, a new privately owned pump station will be installed with a rising connection to the existing 150mm Council main within Charlton Road. The church is likely to operate at different times than the school, particularly when large events are held and as a result, the peak concurrent loading on the downstream network is not anticipated to be increased.

The church is proposed to connect to the watermain in Charlton Road. A new connection in the western vehicle accessway is proposed. This connection will only be used for ablution, additional water tanks will be located on site for firefighting purposes. Therefore, it is considered that there will be minimal impact on the capacity of the network.

The Council's 3 Waters Operations Manager has reviewed the application and has raised no concerns and noted that the services were all connected at the time of development. It is considered that any adverse effects on the wider environment will be less than minor.

## **Access**

The Council's Roading Asset Manager, Mr Murray Hasler, has reviewed the application. The southern boundary of the property adjoins Charlton Road which is an urban collector road with a chip sealed carriageway. Charlton Road is straight and flat. A right turn bay has been constructed, in accordance with a previous consent condition at the eastern access to the subject property. A 70kph speed restriction applies to this section of Charlton Road.

In terms of access, the applicant proposes to use the western leg of the site as access to the church and associated parking areas. This access will also continue to provide a maintenance entrance to the school. The total access width will be 10m accommodating two vehicle lanes. An automatic gate will control access to the church parking area. A right turn bay is proposed to be constructed within the carriageway of Charlton Road to assist with vehicles turning into the site. This will extend from the existing turn bay utilised by the school.

The Council's Roading Asset Manager has reviewed the application and notes that the seal widening will be very close to the existing right turn bay at the eastern access and has recommended that the applicant constructs a 2.5m wide seal widening between the east and west access and notes if the existing mailboxes are within this, these should be relocated to a safe location and standard acceptable to the Council. Additionally, the applicant shall ensure the utilities are located in the existing road berm. The applicant has agreed to this, and this will be included as a condition of the consent.

There will be 149 parking spaces associated with the Church that will be 2.8m with an isle width of 5m. There will be 8m high shielded lights which will illuminate the carparking area. A condition has been accepted which relates to the consent holder obtaining engineering review and acceptance in regard to the proposed carpark.

It is therefore considered that any adverse effects on the wider environment will be less than minor.

### **Natural Hazards**

The site is subject to the natural hazards overlay: Area subject to actual or potential flooding which crosses a small portion of the property in the southern boundary.

The applicant has contacted Environment Southland who have recommended that the building be located on natural ground or fill with a finished level of no less than 70.26 metres NZVD 2016 and have a floor level of no less than 70.76 metres NZVD 2016.

As discussed in the services assessment the engineer Meredith Ryan has proposed a minimum floor level of 71.17MrI (Dunedin-Bluff 1960 Vertical Datum). 70.76m NZVD 2016 equivalent level in terms of Dunedin-Bluff 1960 Vertical Datum is 71.002m and the proposed minimum floor level as set by the engineers in relation to stormwater management will exceed the minimum proposed by Environment Southland.

The effects of the identified natural hazard on the establishment and operation of the church are considered to be less than minor.

#### *Conclusion: Effects On The Environment*

On the basis of the above assessment, in terms of s95D, it is assessed that the proposed activity will not have adverse effects on the environment that are 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.



**Figure 2:** The adjacent properties shown by red and blue circles, blue= written approval provided

The adjoining properties include:

- the property north of the subject site (87 Robertson Street- Part Lot 25 DP 181)
- the property northeast (99A Robertson Street- Lot 3 DP 4811),
- five properties to the east (10 Kaka Street- Lot 4 DP 583955, 8 Kaka Street- Lot 3 DP 583955, 6 Kaka Street-Lot 10 DP 583955, 4 Kaka Street- Lot 2 DP 583955 and 85 Charlton Road-Lot 1 DP 408836)
- three properties to the south (89 Charlton Road-Lot 4 DP 544388, 84 Charlton Road-Lot 3 DP 13518 and 90 Charlton Road- Lot 2 DP 348002) and
- two properties to west (Lot 3 DP 544388 and Lot 1 DP 544388).

The property to the north of the site 87 Robertson Street has provided written approval and therefore, any effects have been disregarded.

The site to the northeast, 99A Robertson Road, is used for industrial purposes, the site has existing buildings which are located on the southern and western boundary, which will mitigate visual effects. In addition, the applicant proposes to landscape this boundary, therefore any adverse effects on the site at 99A Robertson Road are considered less than minor.

The five sites to the east of the site (10, 8, 6, 4 Kaka Street and 85 Charlton Road) are currently a mixture of undeveloped residential sites, developed residential sites. The proposed church will be setback a significant distance from the eastern boundary (approximately 50 metres) and will be separated by a carpark and landscaping which will non-deciduous hedges and trees and will have a width of 3 metres along the northern and eastern boundaries, and width of 2.2 metres along the western boundary. The church's exterior will consist of recessive colours cladding which will ensure that the church fits into the surrounding area. It is considered that any adverse effects on these sites will be less than minor.

The three sites to the south (84, 89 and 90 Charlton Road). The two sites 84 and 90 Charlton Road are setback a significant distance from the proposed church (approximately 130 metres). The sites are separated by the school that is situated in front of the proposed church, 89 Charlton Road and Charlton Road. In regard to 89 Charlton Road, the existing school will obscure the views of the proposed church, in addition the proposed landscaping and the existing vegetation on site, will ensure that any adverse effects will be less than minor. In regard to the church's potential traffic generation, along Charlton Road, the applicant will construct an additional right hand turning bay which will ensure that any additional traffic on the road relating to the church is appropriately managed. Therefore, it is considered that any adverse effects will be less than minor.

The two sites to the west of the property are undeveloped and rural in nature. Landscaping is proposed along this boundary which will ensure any effects are less than minor.

#### *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. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

The establishment of the church on site, will replace the existing church at Speden Place, which the community has currently outgrown. The larger facility will accommodate more people which will contribute to social wellbeing of the Gore community. Additionally, the proposed church will provide emergency and disaster relief to the community.

### 6.3 Relevant Provisions

#### District Plan

The relevant operative objectives and policies are contained within Chapters 3 of the District Plan.

Chapter 3 – Land Use Activities – A Framework

3.3 Objectives

- (1) Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.
- (2) Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.

### 3.4 Policies

- (1) Establish zones that reflect the characteristics and amenity values of the area.
- (2) Control the adverse effects of land use activities on the environment.
- (3) Require any adverse effects of land use activities upon infrastructure to be rectified.

As assessed in 4.1 and 4.2 above, the proposal will not detract from the character and amenity values associated with the rural area of Charlton Road. The additional building will not have adverse effects that are more than minor beyond the subject land and adjacent land. Furthermore, the site is capable of absorbing the additional activity without detracting from the character or amenity values of the area and the built form is not increased to a point where over domestication will occur.

Overall, it is considered that the proposal is consistent with the Objectives and Policies of the Operative District Plan.

### **National Policy Statement Highly Productive Land**

The National Policy Statement for Highly Productive Land (NPS-HPL) was released in September 2022. The NPS-HPL defines Highly productive land (HPL) as land that has been identified as either Land Use Capability (LUC) 1, 2 or 3. In this instance, the subject site has been identified as containing LUC Class 3 soils and as such, the NPS-HPL applies to part of the site.

The relevant operative objectives and policies are contained within Part 2 of the National Policy Statement Highly Productive Land.

*2.1 Objective: Highly productive land is protected for use in land-based primary production, both now and for future generations*

#### *2.2 Policies*

- 1. Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.*
- 4. The use of highly productive land for land-based primary production is prioritised and supported.*
- 8. Highly productive land is protected from inappropriate use and development.*
- 9. Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.*

The development of the site as proposed does not meet the tests as set out in 3.9 of the NPS-HPL.

I adopt the agent's assessment of the objectives and policies of the National Policy Statement for Highly Productive Land 2022.

Overall, the proposed activity is generally consistent with the objectives and policies of the NPS-HPL.

## 7. PART 2 OF THE RMA

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

Part 2 (sections 5, 6 and 7) of the RMA sets out the purpose and principles of the legislation, which as stated in section 5, is “Avoiding, remedying, or mitigating any adverse effects of activities on the environment”, section 7(c) “The maintenance and enhancement of amenity values” and section 7(f) “The maintenance and enhancement of the quality of the environment”. The proposal has demonstrated sustainable management of natural and physical resources by utilising the existing school site to construct a church. This will provide for the provide for the social, economic, and cultural wellbeing for the community, whilst utilising an existing site which promotes the sustainable management of the natural soil resource.

In addition, Part 2 of the RMA requires the Council to recognise and provide for matters of national importance (section 6); have particular regard to other matters (section 7); and to take into account the principles of the Treaty of Waitangi (section 8).

For the reasons outlined in this report, it is considered that the proposal meets the relevant sections of Part 2 of the RMA.

## 8. DECISION ON RESOURCE CONSENT

Pursuant to Section 104B of the RMA, consent is **granted** to construct a new church in the rural zone subject to the following conditions imposed pursuant to Section 108 of the RMA:

### General

1. The activity must be undertaken generally in accordance with the application as received on 16<sup>th</sup> of April 2024 and the further information received on the 15<sup>th</sup> of May and the 16<sup>th</sup> of May 2024 and the following plans:
  - ‘Site Plan’ drawing number A01 and A02 and ‘Elevations’ drawing numbers A03 and A04, dated 10 January 2024.
  - The landscaping plan, drawing number A01, dated 10 January 2024.

The plans are attached as Appendix A.

2. The landscaping plan shall be implemented in the first planting season following the completion of the church building. The plants shall be maintained in perpetuity.
3. Prior to construction, the consent holder shall obtain ‘Engineering Review and Acceptance’ from the Gore District Council Chief Executive or delegated Officer for proposed upgrades to Charlton Road and the western access to the site. The proposed design plans shall demonstrate the following:
  - a. Diagram R09-2, Primary Commercial Access of the Subdivision Development and Land Development Bylaw.
  - b. The seal shall be widened by 2.5 metres on the southern side of Charlton Road between the eastern right turn bay and western access.

- c. The relocation of mailboxes, if required.
  - d. The location of any utilities in the existing road berm and details of how these will be protected.
  - e. The provision of car parking stalls, access and loading zone to comply with Appendix E of the Subdivision Development and Land Development Bylaw – Parking and Access Layouts
  - f. The provision of stormwater disposal from all impermeable areas
  - g. The provision of sealed surfacing of all access and parking and manoeuvring areas; and
  - h. Tracking curves for all parking stalls;
  - i. A car park and road lighting plan shall be prepared by a suitably qualified lighting specialist in accordance with Council’s Road lighting policies and standards and shall be submitted to Council for approval. The lighting plan submitted shall be supported by appropriate calculations and shall include confirmation of column and lantern type. All lighting installed on private roads/rights of way/access lots shall be privately maintained and isolated from the Council’s lighting network circuits
4. Prior to the operation of the church activity, the consent holder shall construct the upgrades to Charlton Road and the western access as approved under condition 3.
  5. A management plan is to be lodged with Council following the construction of the church (within four weeks) and will be updated when required and sent to Council with any updates.
  6. The noise from the proposed church shall not exceed the following noise limits at the notional boundary of any noise sensitive activity:
    - 7:00 a.m. to 10:00 p.m. 55 dBA Leq
    - 10:00 p.m. to 7:00 a.m. 40 dBA Leq
    - 10:00 p.m. to 7:00 a.m. 75dBA Lmax
  7. Any external speakers or sound systems shall not operate beyond 10:00pm.
  8. The carparking lighting shall be directed away from any residential properties and shall be switched off no later than 22:00.

### Advice Notes

1. The Gore District Plan and Gore District Council Subdivision and Development Bylaw 2019 sets out standards and requirements which are required to be met in any subdivision or constructing of buildings.

## 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.

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](mailto:planning@goredc.govt.nz).

Prepared by



Claire Little  
**Planning Consultant**

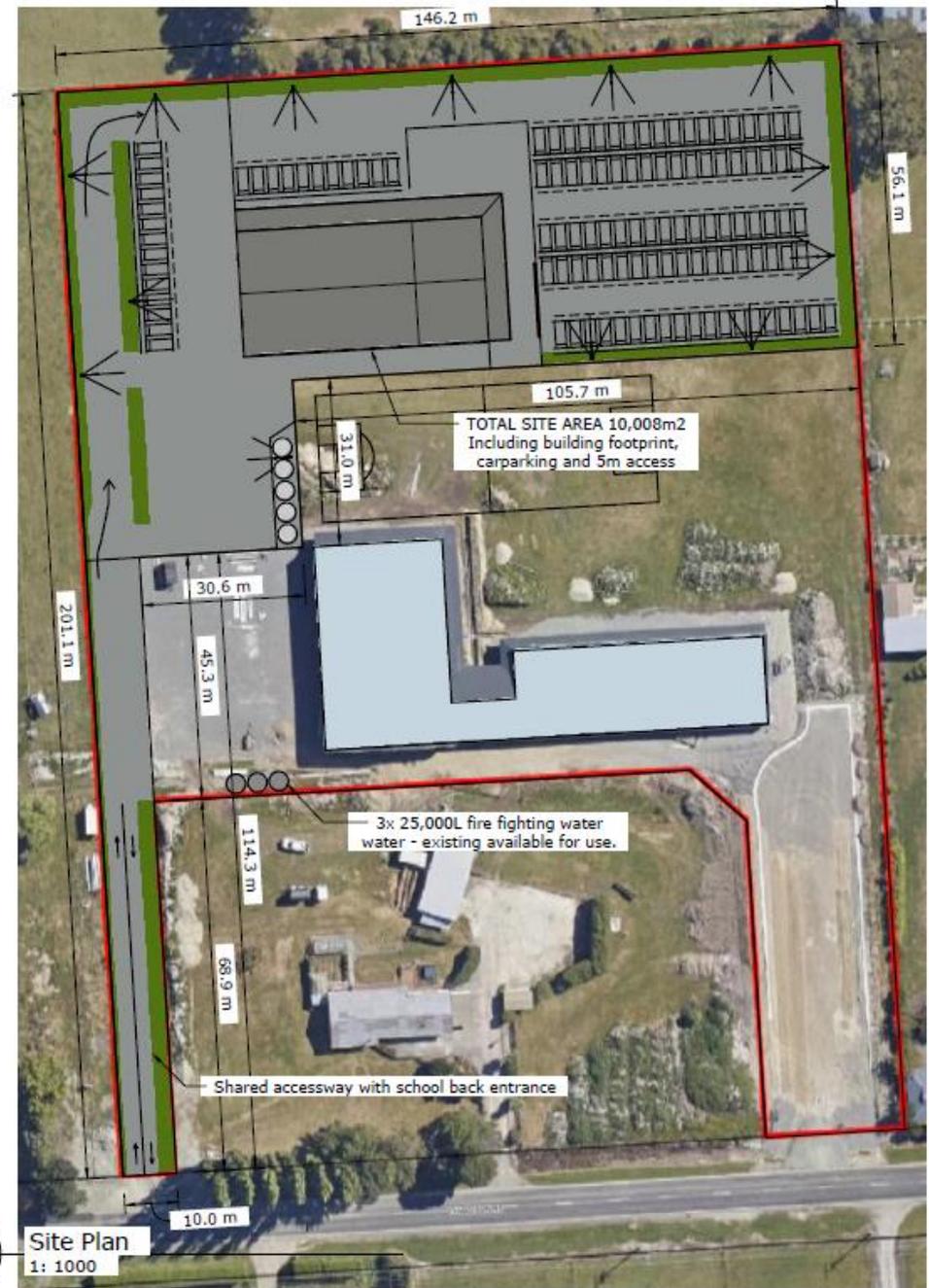
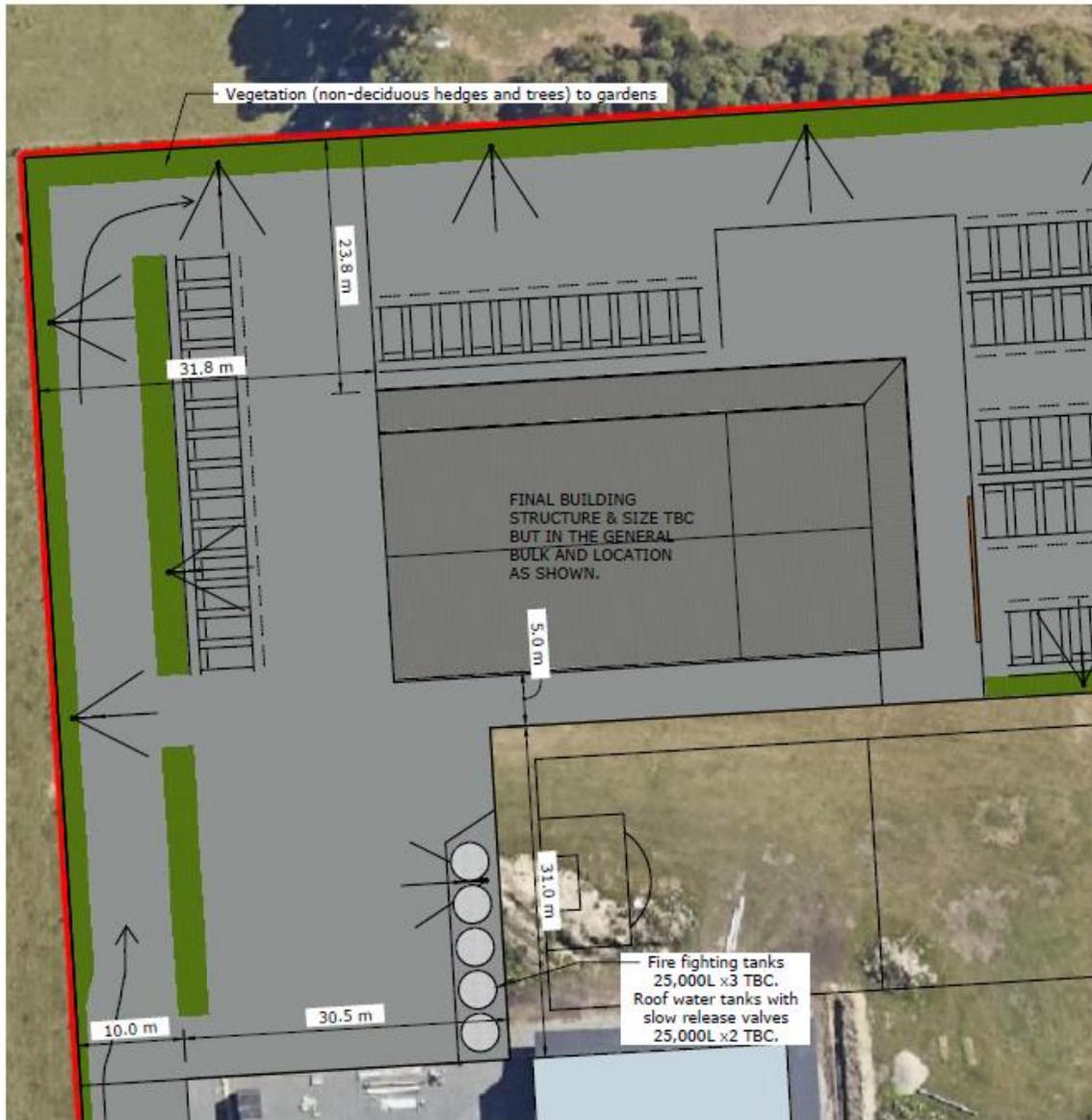
Decision made by



Werner Murray  
**Delegate**

## Appendix A: Approved Plans

## APPENDIX A – APPROVED PLANS

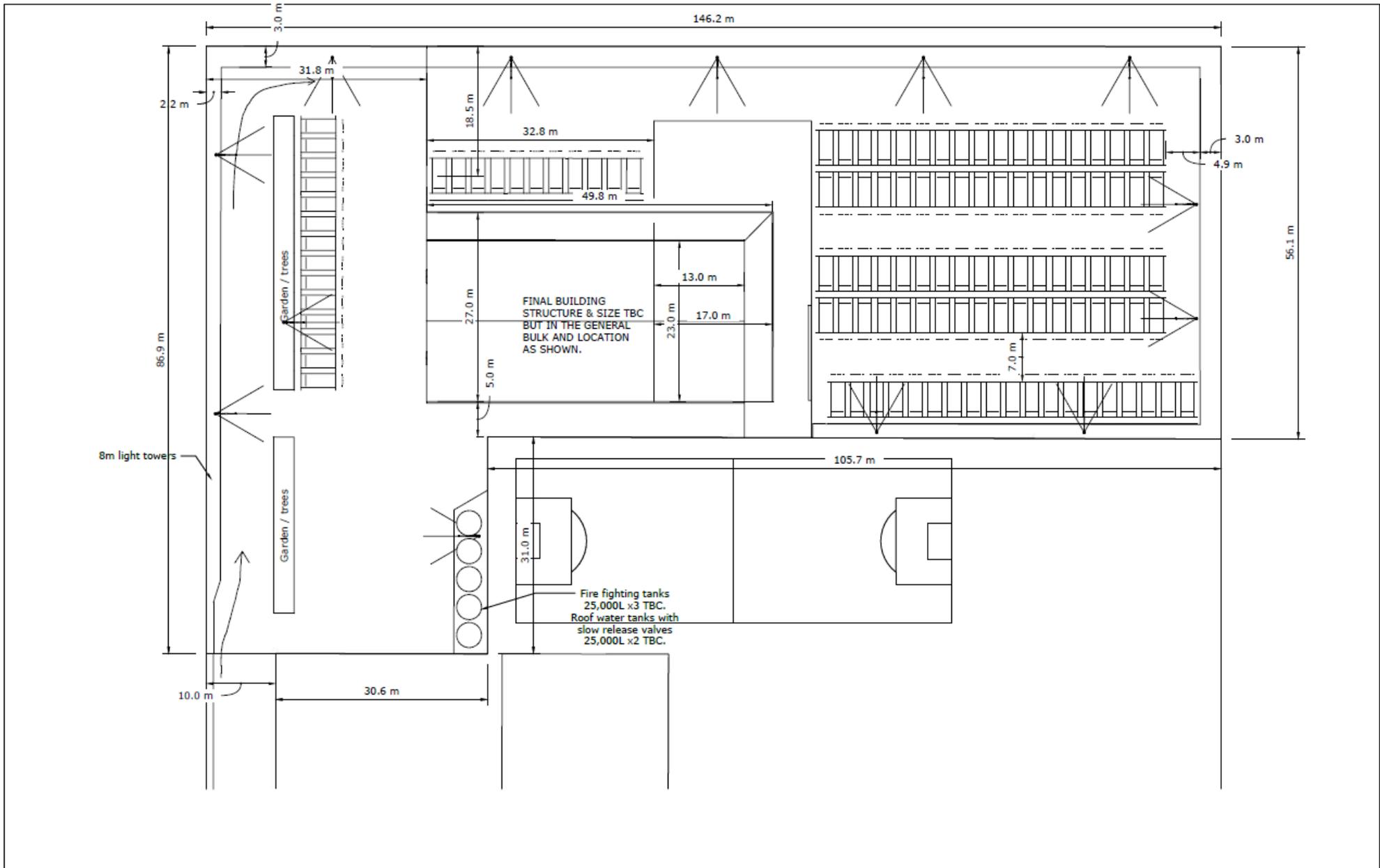


01

Site Plan  
1: 500

02

Site Plan  
1: 1000

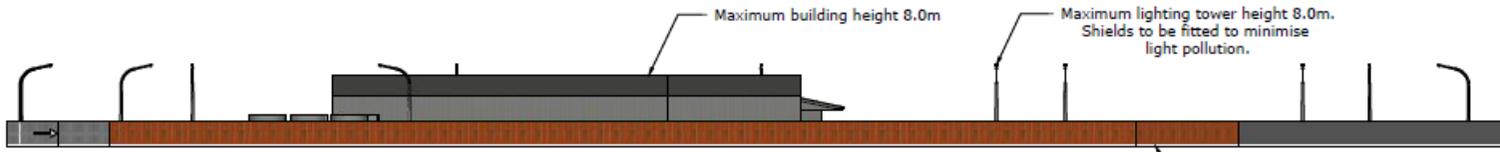


Site plan

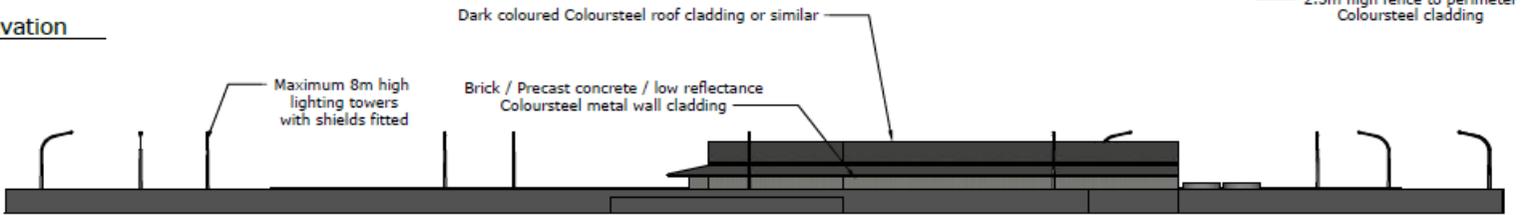
New Church  
Gore Gospel Halls Trust

REVISIONS	
NO/DATE	REMARKS
1 21/08/2023	For Comment
2 10/01/2024	For Resource Consent
3 --/--/--	--
4 --/--/--	--
5 --/--/--	--

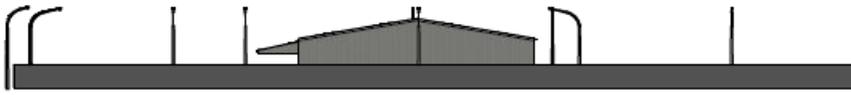
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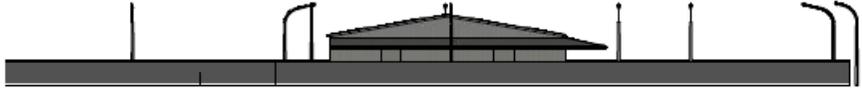
01 South Elevation  
1:500



02 North Elevation  
1:500

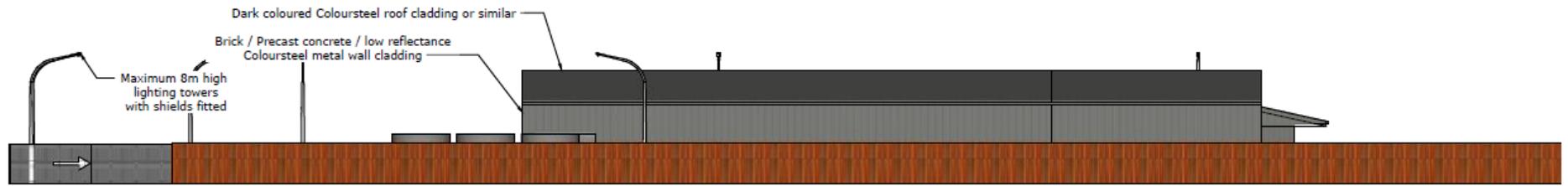


03 West Elevation  
1:500

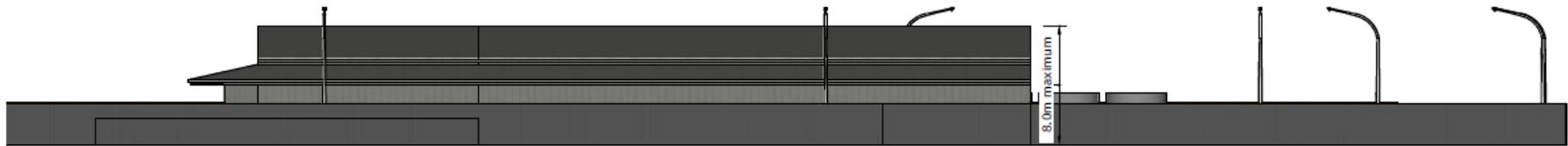


04 East Elevation  
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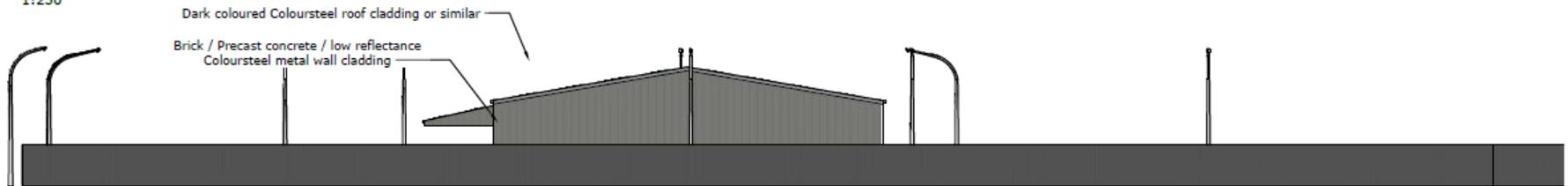
Elevations	New Church Gore Gospel Halls Trust	REVISIONS		A 03
		DO/MM/YY	REMARKS	
		1 21/08/2023	For Comment	
		2 10/01/2024	For Resource Consent	
		3 -/-/-	...	
		4 -/-/-	...	
		5 -/-/-	...	



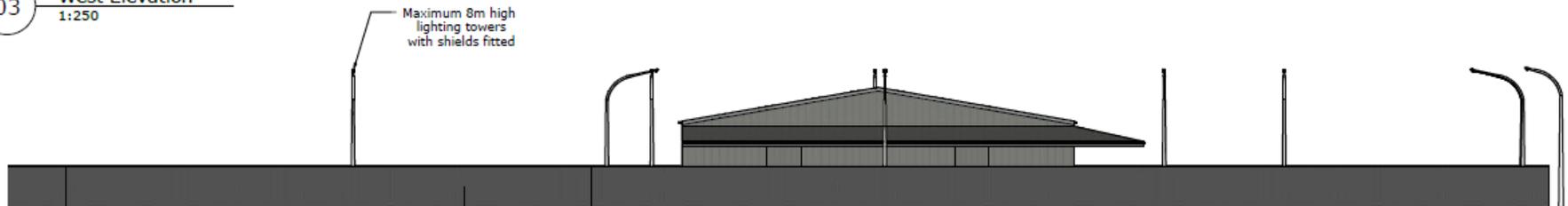
01 South Elevation  
1:250



02 North Elevation  
1:250

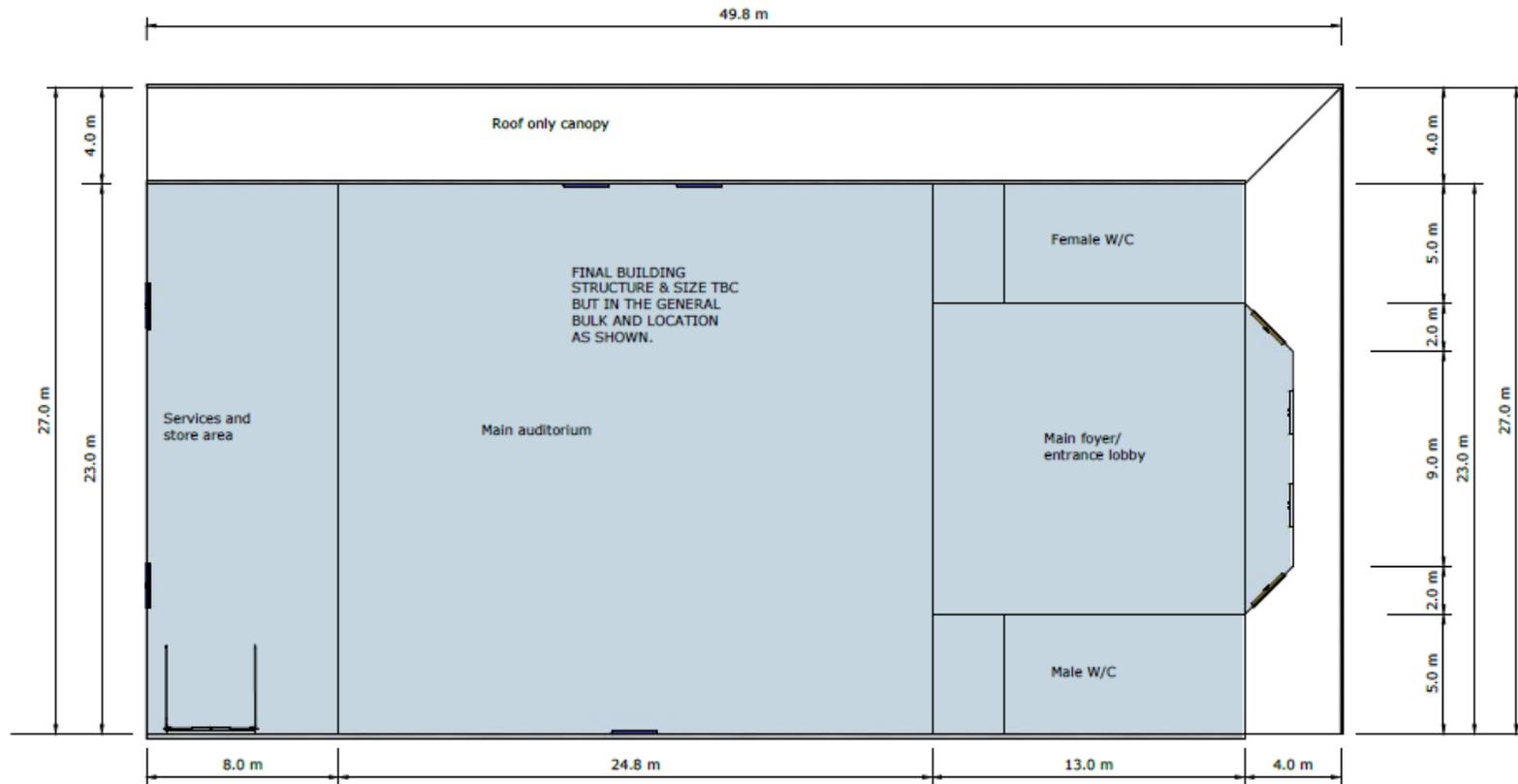


03 West Elevation  
1:250



04 East Elevation  
1:250

Elevations	New Church Gore Gospel Halls Trust	REVISIONS	04 A																
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NO	DATE	REMARKS																	
1	21/08/2023	For Comment																	
2	10/01/2024	For Resource Consent																	
3	---	---																	
4	---	---																	
5	---	---																	



Plan View

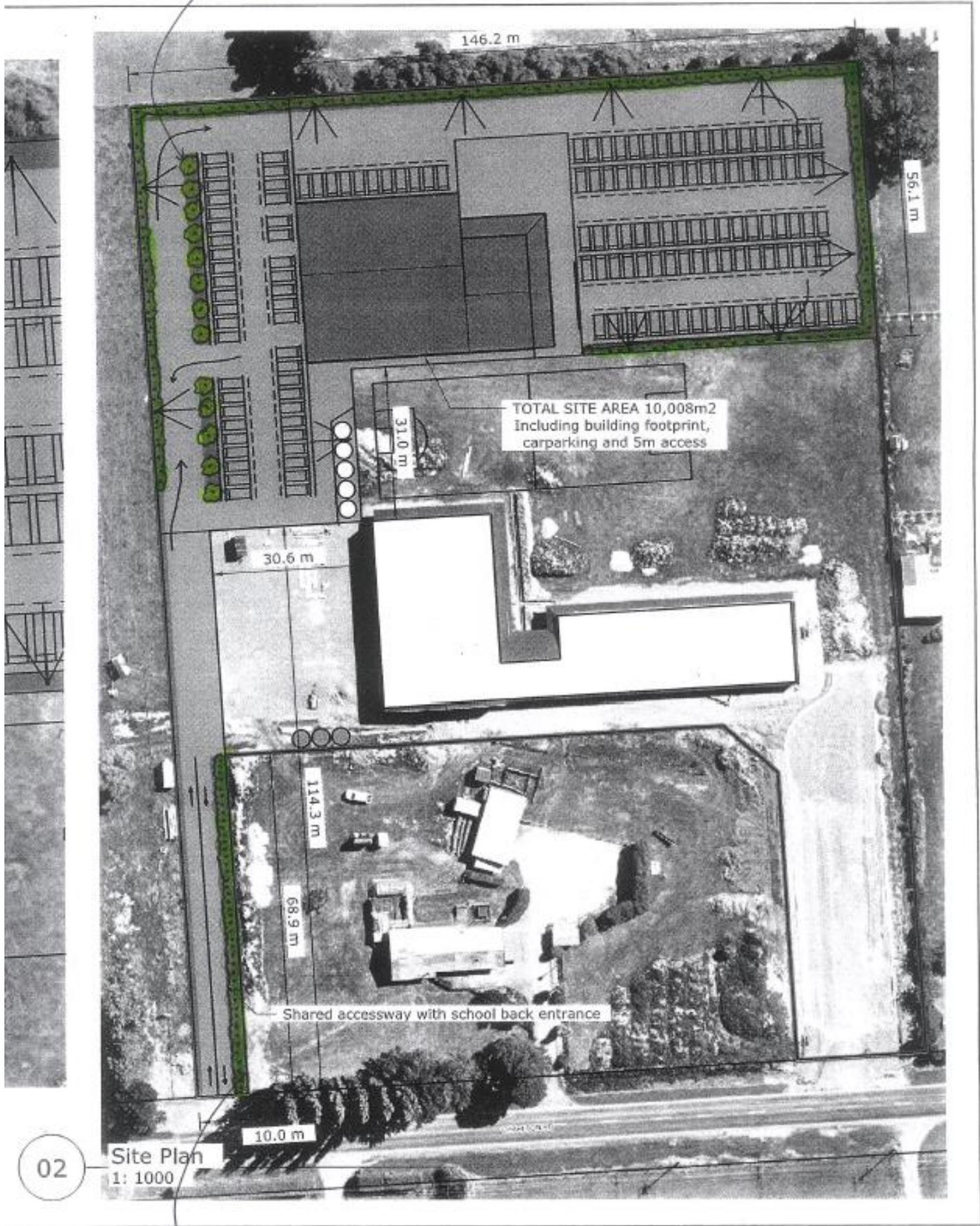
New Church  
Gore Gospel Halls Trust

REVISIONS

NO	DD/MM/YY	REMARKS
1	21/06/2023	For Comment
2	10/01/2024	For Resource Consent
3	--/--/--	--
4	--/--/--	--
5	--/--/--	--

A 05

*Podocarpus/Sophora - Native Totara or Kauri @ approx 5m centres*



Site Plan  
1: 1000

*Griselinia hedge - Native Broadleaf @ 0.3m centres*

*Same hedge around perimeter above*

REVISIONS

NO	DD/MM/YY	REMARKS
1	...	For Approval
2	...	For Building Consent
3	...	...
4	...	...
5	...	...

A 01