
Friday, 21 July 2023

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council
Commissioner Hearing

Kaupapataka

Agenda

Limited Notified Resource Consent Application to Construct and Operate a Church Hall and Construct a Carpark at 32 Reynolds Road, Havelock North – Hastings Gospel Trust Inc (RMA20220170)

Te Rā Hui:
Meeting date: **Friday, 21 July 2023**

Te Wā:
Time: **9.00am**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

Te Hoapā:
Contact: **Democracy and Governance Services
P: 06 871 5000 | E: democracy@hdc.govt.nz**

Te Āpiha Matua:
Responsible Officer: **Group Manager: Planning & Regulatory Services - John O'Shaughnessy**

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Hastings District Council: Commissioner Hearing

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Agenda

Te Komihana Whakahoahoa:
Hearing Commissioner:

Heamana
Chair: Commissioner Bill Wasley

Apiha Matua:
Officer Responsible:

Group Manager: Planning & Regulatory Services – John O’Shaughnessy

Mahere Maarama:
Reporting Planner:

Consultant Planner – Stella Morgan

Te Rōpū Manapori me te
Kāwanatanga:
Democracy & Governance
Services:

Christine Hilton (Extn 5633)

Te Rārangī Take

Order of Business

1.0 Apologies & Leave of Absence – Ngā Whakapāhatanga me te Wehenga ā-Hui

2.0 Limited Notified Resource Consent Application to Construct and Operate a Church Hall and Construct a Carpark at 32 Reynolds Road, Havelock North – Hastings Gospel Trust Inc (RMA20220170)

DOCUMENTS CIRCULATED FOR HEARING - COMPILED AS THREE SEPARATE DOCUMENTS

Document 1 The covering administrative report **Pg 1**

Attachments:

- | | | | |
|----|---|------------------|-------|
| 1 | Attachment 1 - Signed Hearing report s42A | RMA20220170#0034 | Pg 3 |
| 20 | Attachment 20 - Recommended Conditions | RMA20220170#0035 | Pg 49 |
-

The Applicant documentation can be viewed on the Council website.

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Item 2

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council: Commissioner Hearing

Te Rārangi Take

Report to Commissioner Hearing

Nā:
From: **Christine Hilton, Democracy and Governance Advisor**

Te Take:
Subject: **Limited Notified Resource Consent Application to Construct and Operate a Church Hall and Construct a Carpark at 32 Reynolds Road, Havelock North – Hastings Gospel Trust Inc (RMA20220170)**

1.0 Purpose and summary - *Te Kaupapa Me Te Whakarāpopototanga*

- 1.1 This is a covering report relating to a Limited Notified Resource Consent Application For Limited Notified Resource Consent Application to Construct and Operate a Church Hall and Construct a Carpark At 32 Reynolds Road, Havelock North – Hastings Gospel Trust Inc (RMA20220170).
- 1.2 The reporting consultant planner's report is attached to this covering report and contains the details regarding this resource consent application and the planner's recommendations.
- 1.3 The other attachments included as part of the agenda documentation for this hearing are contained in separate attachment documents and are listed below.

2.0 Recommendations - *Ngā Tūtohunga*

The recommended conditions relating to this hearing are contained in an attachment to the planner's agenda report.

Attachments:

[↓1](#) Signed Hearing report s42A

RMA20220170#0034

2	Initial Development Plans (Updated Plans are included under Attachment 13, in Volume 2 document)	72055#0004	Volume 1 document
3	Description of Proposal and Assessment of Environmental Effects	72055#0005	Volume 1
4	Infrastructure Report LHT Design Ltd - Stormwater Report.pdf	72055#0006	Volume 1
5	Supporting Documents - HB Hazard Report	72055#0007	Volume 1
6	Performance Standards Assessment - 21 April 2022.pdf	72055#0008	Volume 1
7	s92 Further information Required Letter - 5 May 2022	RMA20220170#0025	Volume 2 document
8	s92 Response - 18 May 2022	RMA20220170#0027	Volume 2
9	Further s92 response - dated 20 May 2022 - Covering email and attachments - Landscape Design document (Greenleaf Nurseries) and LHT letter with Updated Stormwater Assessment)	RMA20220170#0033	Volume 2
10	Section 92 response dated 23 May 2022	RMA20220170#0028	Volume 2
11	Update from neighbours regarding noise generation - 7 June 2022	RMA20220170#0029	Volume 2
12	Further information provided on areas for landscaping and SW front bdy fence - 15 June 2022	RMA20220170#0030	Volume 2
13	Further response received 30 June 2022 - revised building siting for HRB compliance and details of construction materials - (Includes Updated Development Plans)	RMA20220170#0031	Volume 2
14	P and E Morrison submission - 51 Reynolds Road	RMA20220170#0011	Volume 2
15	M and D August submission - 43 Reynolds Road	RMA20220170#0012	Volume 2
16	A Janes C Thomas submission - 38 Reynolds Road	RMA20220170#0013	Volume 2
17	B Robertson Submission - 45 Reynolds Road	RMA20220170#0015	Volume 2
18	Acoustic Report - Hegley Acoustic Consultants	RMA20220170#0016	Volume 2
19	Email from Applicant (agreeable to noise conditions) - 31 May 2023	RMA20220170#0032	Volume 2
20	Recommended Conditions	RMA20220170#0035	

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REPORT ON LIMITED NOTIFIED APPLICATION FOR RESOURCE CONSENT UNDER THE RESOURCE MANAGEMENT ACT 1991 (RMA)

REPORT TO: INDEPENDENT HEARING COMMISSIONER

HEARING DATE : 21 July 2023

FROM: STELLA MORGAN
CONSULTANT PLANNER ON BEHALF OF HASTINGS DISTRICT COUNCIL AS
CONSENTING AUTHORITY

SUBJECT: A LIMITED NOTIFIED APPLICATION FOR LAND USE RESOURCE CONSENT TO ERECT AND OPERATE A CHURCH HALL (ONE-HOUR SERVICES TWICE WEEKLY) COMPRISING APPROXIMATELY 88M² GROSS FLOOR AREA IN THE HAVELOCK NORTH CHARACTER RESIDENTIAL ZONE.

NOTE: **This report is not the decision on the application. This report sets out the advice and recommendation of the reporting planner. This report has yet to be considered by the hearing commissioner delegated by Hastings District Council to decide this resource consent application. The decision will be made by the hearing commissioner only after they have considered the application and heard from the applicant, submitters, and Council officers.**

1.0 APPLICATION DESCRIPTION

1.1 Application and Property Details

Application Number: RMA20220170
Applicant's Name: Hastings Gospel Hall Trust
Site Address: 32 Reynolds Road, Havelock North
Legal Description: Lot 8 DP 10013, RT HB189/78
Total Site Area: 0.0759 hectares
Lodgement Date: 27 April 2022
Limited Notification Date: 17 March 2023
Submission Period Closed: 18 April 2023
Number of Submissions Received: Total of 4 submissions, all in opposition and seeking that the consent be declined.

1.2 Application Documents

The list of application documents and plans are as set out in the recommendation forming part of this report.

1.3 Adequacy of Information

The information submitted with the application is sufficiently comprehensive to enable the consideration of the following matters on an informed basis:

- The nature and scope of the proposed activity for which resource consent is sought;

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- The extent and scale of the actual and potential effects on the environment;
- Those persons and/or customary rights holders who may be adversely affected; and
- The requirements of the relevant legislation.

One formal request for further information under section 92 of the Resource Management Act 1991 (RMA) was made in relation to this application for resource consent on the following date:

Date s92 Request Made by Council	Date Response Received from Applicant
5 May 2022 (HDC Ref: 72055#0010)	<p>Initial response received 18 May 2022 (HDC Ref: 72055#0009, #0011and #0012)</p> <ul style="list-style-type: none"> - Appropriateness of landscape species - Stormwater - Neighbourhood Character - Traffic Movement and Parking <p>Further response received 23 May 2022 (HDC Ref: 72055#0013)</p> <ul style="list-style-type: none"> - Examples of other small hall sites in the Hastings area - Description of anticipated noise activities <p>Further response received 7 June 2022 (HDC Ref: 72055#0015)</p> <ul style="list-style-type: none"> - Further description of anticipated noise activities <p>Further information received 15 June 2022 (HDC Ref: 72055#0022)</p> <ul style="list-style-type: none"> - Fencing - Landscaping - Stormwater calculations <p>Further response received 30 June 2022 (HDC Ref: 72055#0025)</p> <ul style="list-style-type: none"> - Details related to height in relation to boundary, building materials and estimated earthworks <p>Acoustic Assessment received 31 May 2023 (HDC Ref: RMA20220170#0016)</p>

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This report is prepared by:

**Stella Morgan
Consultant Planner**



Signed:

Date:

23 June 2023

Reviewed and approved for release by:

**Caleb Sutton
Environmental Consents Manager, Planning and
Regulatory Services**



Signed:

Date:

23 June 2023

RMA20220170

2.0 REPORTING PLANNER

2.1 Qualifications and Experience

My full name is Stella Ann Luoni Morgan. I am a Principal Planner and Director of Sage Planning (HB) Limited, a planning consultancy comprising three Principal Planners/Directors established in 2015.

I hold a Master of Regional and Resource Planning from the University of Otago and I am a full member of the New Zealand Planning Institute /Te Kokiringa Taumata.

I have been a practicing planner for over 30 years. My work experience includes the role of Principal Planning Consultant with WSP (Opus) in Napier, Intermediate Planner with Christchurch City Council, and Planner with Queenstown Lakes District Council and Johnston Anderson Whitney Consultants in Dunedin.

My experience as an Environmental Planner includes resource consent preparation and resource consent processing. I also have experience in district plan preparation and general policy work. I have also prepared and presented evidence to Council, and for Councils and other clients.

2.2 Code of Conduct

I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023, and that I have complied with it when preparing this report. Other than when I state that I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

3.0 THE PROPOSAL

3.1 Proposal

Hastings Gospel Hall Trust Inc (the Applicant) are proposing to construct and operate a single storey place of assembly ('the Hall'), with associated carpark, landscaping, and stormwater infrastructure, on a site located at 32 Reynolds Road, Havelock North, within the Havelock North Character Residential Zone.

In summary, the proposed development includes:

- Demolition of the existing dwelling and shed on the site.
- Approximately 325m³ of establishment earthworks.
- Construction of a single-storey building, comprising:
 - o 88m² gross floor area, with a maximum height of 5m;
 - o gable roof and weatherboard cladding; and
 - o a main hall area, two toilets, foyer, and entry areas.
- Associated carpark and stormwater infrastructure, comprising:
 - o formation of a hardstand area for 12 carparks, including one accessible carpark and associated manoeuvring space; and
 - o on-site soakage trench down either side of the carpark, with catch pits with Hynds Stormshield, for the detention and treatment of stormwater on-site.
- Boundary fencing and landscaping.

The Application includes an AEE by Mitchell Daysh Ltd (refer HDC Re: 72055#0005) – **ATTACHMENT 3** of this report.

Plans provided with the application include proposed site plans, artists impression showing landscaping, parking, and building, and elevations, and proposed stormwater layout and design – updated plans are contained in **ATTACHMENT 13** of this report.

