



**RANGITIKEI**  
DISTRICT COUNCIL  
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# ORDER PAPER

## SANTOFT DOMAIN MANAGEMENT COMMITTEE MEETING

**Date:** Wednesday, 19 June 2024

**Time:** 6.30pm

**Venue:** Town Hall, Te Matapihi  
Bulls Community Centre  
4 Criterion Street  
Bulls

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**Chair:** Ms Heather Thorby

**Deputy Chair:** Mr Paul Geurtjens

**Membership:** Mr Gary Bennett  
Ms Julie McCormick  
Ms Sandra McCuan  
Mr Matthew Holden  
Cr Brian Carter  
HWTM Andy Watson

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<b>Locations:</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <u>Marton</u>            Head Office            46 High Street            Marton         </td> <td style="width: 33%; vertical-align: top;"> <u>Bulls</u>            Bulls Information Centre            Te Matapihi            4 Criterion Street            Bulls         </td> <td style="width: 33%; vertical-align: top;"> <u>Taihape</u>            Taihape Information Centre            102 Hautapu Street (SH1)            Taihape         </td> </tr> </table>	<u>Marton</u> Head Office 46 High Street Marton	<u>Bulls</u> Bulls Information Centre Te Matapihi 4 Criterion Street Bulls	<u>Taihape</u> Taihape Information Centre 102 Hautapu Street (SH1) Taihape
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**Notice is hereby given that a Santoft Domain Management Committee Meeting of the Rangitīkei District Council will be held in the Town Hall, Te Matapihi, Bulls Community Centre, 4 Criterion Street, Bulls on Wednesday, 19 June 2024 at 6.30pm.**

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## **AGENDA**

### **1 Welcome**

### **2 Apologies**

### **3 Public Forum**

### **4 Conflict of Interest Declarations**

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

### **5 Confirmation of Order of Business**

That, taking into account the explanation provided why the item is not on the meeting agenda and why the discussion of the item cannot be delayed until a subsequent meeting, [enter item number](#) be dealt as a late item at this meeting.

## 6 Confirmation of Minutes

### 6.1 Confirmation of Minutes

**Author:** Kezia Spence, Governance Advisor

#### 1. Reason for Report

- 1.1 The minutes from **Santoft Domain Management Committee Meeting held on 6 March 2024** are attached.

#### Attachments

1. **Santoft Domain Management Committee Meeting - 6 March 2024**

#### Recommendation

That the minutes of Santoft Domain Management Committee Meeting held on 6 March 2024 [**as amended/without amendment**] be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

# MINUTES

ITEM 6.1

ATTACHMENT 1



**RANGITIKEI**  
DISTRICT COUNCIL  
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## **UNCONFIRMED: SANTOFT DOMAIN MANAGEMENT COMMITTEE MEETING**

**Date: Wednesday, 6 March 2024**

**Time: 6.30pm**

**Venue: Town Hall, Te Matapihi  
Bulls Community Centre  
4 Criterion Street  
Bulls**

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Present  
Ms Heather Thorby  
Mr Paul Geurtjens  
Mr Gary Bennett  
Ms Julie McCormick  
Ms Sandra McCuan  
Cr Brian Carter  
HWTM Andy Watson  
Mr Matthew Holden

In attendance Ms Gaylene Prince, Group Manager- Community

**Order of Business**

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**ITEM 6.1 ATTACHMENT 1**

Unconfirmed

## 1 Welcome

## 2 Apologies

No apologies received.

## 3 Public Forum

There was no public forum.

## 4 Conflict of Interest Declarations

There were no conflict of interests declared.

## 5 Confirmation of Order of Business

There was no change to the order of business.

## 6 Confirmation of Minutes

**Resolved minute number 24/SDMC/001**

That the minutes of Santoft Domain Management Committee Meeting held on 14 December 2023 **without amendment** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

Cr B Carter/Ms S McCuan. Carried

## 7 Chair's Report

### 7.1 Chair's Report - March 2024

As a full report had been given in the 14 Dec meeting there was nothing to add.

**Resolved minute number 24/SDMC/002**

That the tabled 'Chair's Report – March 2024' be received

Cr B Carter/Ms J McCormick. Carried



## 8 Reports for Information

### 8.1 Project Manager's Report - March 2024

This covered areas of Building Consent, Resource Consent and the Environmental Impact Report.

Mayor Watson undertook to raise the highlighted issues with Council and the Chief Executive.

- a) Why is the SDMC responsible for a Resource Consent and its Environmental Impact Report with associated costs?
- b) The Rangitikei District Council is the “crown vested owner” of the Domain. It is the owner’s responsibility to ensure the land is compliant with NZ laws and statutes.

The fact that Rangitikei District Council has not kept up with governmental law changes when the 1991 Resource Management Act came into being, is not now the responsibility of SDMC, to fund.

- c) The SDMC has gone ahead and paid the Resource Consent Deposit and the Environmental Impact Report Account, so it does not create issues for our build start 1<sup>st</sup> May or the Funding Application by the Santoft Domain Incorporated to the JBS Duddings Trust.

Points (a)-(c) above minuted directly to Mayor Watson

The meeting addressed the set time of building commencement on 1<sup>st</sup> May 2024. SDMC requires clarity from RDC.

The Project Manager assumed that the Building Consent lodged 11 months ago, was complete as there has been no further requests to the architects.

The request for a Resource Consent was made by RDC the 1<sup>st</sup> week of December 2023. It was delivered to RDC in early February. Within days RDC notified that the Domain now needs an E.I.R.

SDMC notes that the Santoft Domain was gazetted as a Recreational Reserve in the 1960’s the Resource Act did not come into being till 1991.

#### **Resolved minute number 24/SDMC/003**

That the non-notifiable Resource Consent Deposit of \$1,378.00 be paid and the Environmental Impact Planner’s Report by Premier Planning of \$2,242.50 be paid.

Ms H Thorby/Ms J McCormick. Carried

#### **Resolved minute number 24/SDMC/004**

SDMC request the status of the Building Consent which would enable the building to commence on 01 May 2024

Mr P Geurtjens/Cr B Carter. Carried

## 8.2 Santoft Domain Transactions Report

The meeting noted that the domain grazing account should be sent out six monthly. It appears the last monies received were on 23 January 2023. There is no change to the grazing rate.

**Resolved minute number 24/SDMC/005**

That the Santoft Domain Transactions Report be received.

Ms J McCormick/Ms S McCuan. Carried

## 8.3 Santoft Domain Management Committee Working Bee

Project Manager to advise when needed. Spraying of lupin particularly on the Build Site, temporary fence around build area, clearing of stones etc to enable mowing of area, burning of stumps.

The neighbour was approached to mow enclosure, as cattle cannot be used to keep grass down.

## 8.4 Lease of Santoft Domain Building Footprint Between Rangitikei District Council & Santoft Domain Incorporated

The Governance Structure for the Domain was supplied to Graham Pointon RDC on 14 February 2024 by SDMC. The funds held in the SDMC Council Account are part of the Domain Management, generated by grazing and forestry sales. Just like the McIntyre Reserve, which we are modelled on these funds stay in the RDC balance sheet. This account has paid for clean-up, fencing, spraying, planting and installing services i.e. power supply, water tanks, culverts, stockwell etc.

There is benefit in having both groups involved in the domain, both with different roles.

The RDC model quoted to us is the Bulls Rugby Club and the Council's Bulls Domain. The club leases their building footprint.

The difference with Santoft Domain is that it is the community itself involved, not an individual sports, culture or special interest group.

### a) Santoft Domain Management Committee

Is a sub-committee of the Rangitikei District Council. Elected by ratepayers on a 3 yearly cycle and must live within 20 km radius of the Domain. They are responsible for all leases (grazing and building) and answerable to RDC.

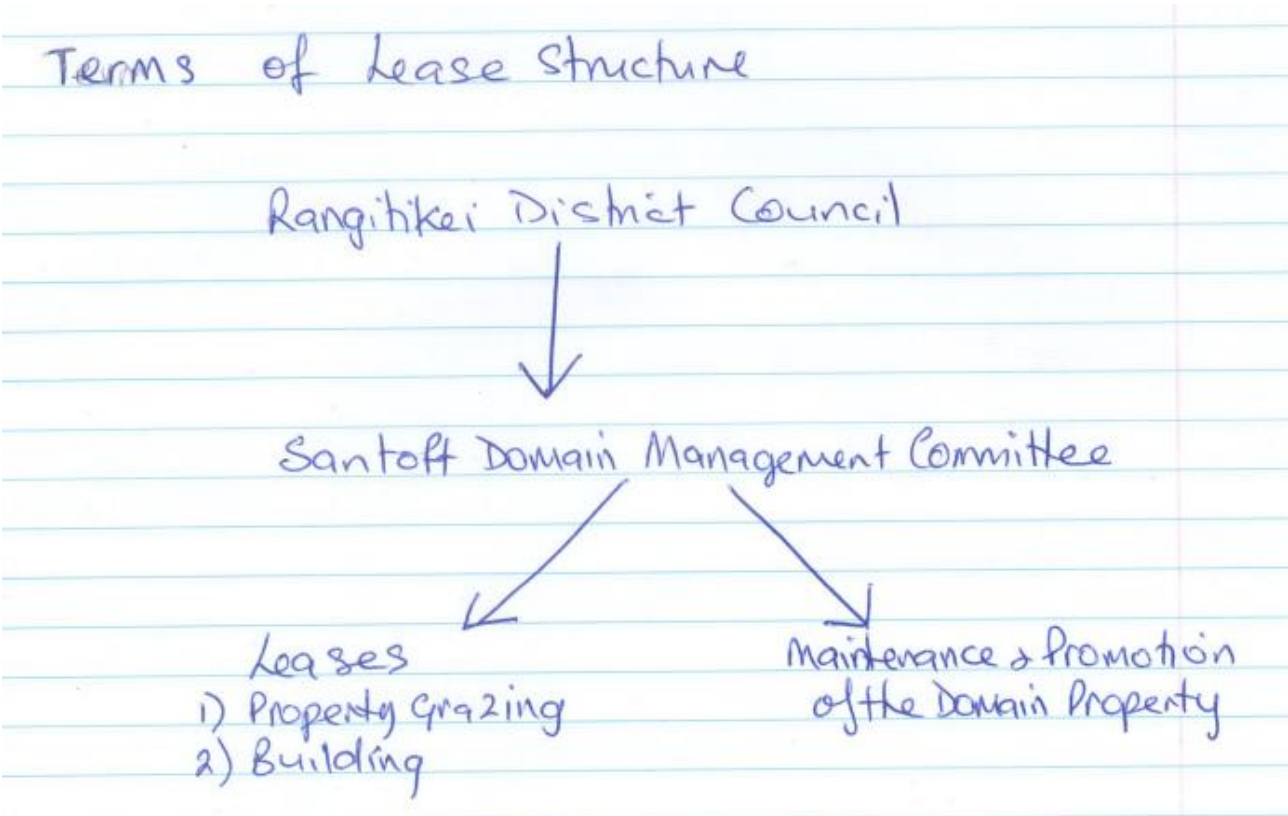
### b) Santoft Domain Incorporated

Is a much wider, diverse group, even outside of the District. They do not have responsibility for Land Management or accountable to RDC. This is the funding body for the Domain i.e. Charities, Trusts etc.

**Resolved minute number 24/SDMC/006**

That a letter be sent to Graeme Pointon RDC, with the details above.

Mr P Geurtjens/Ms H Thorby. Carried



ITEM 6.1 ATTACHMENT 1

### 9 Open Meeting

9.1 The Project Manager is currently pricing items for the next JBS Duddings Trust funding application by the Santoft Domain Incorporated.

9.2 R.D.C's Gaylene Prince addressed the meeting. She has noted SDMC concerns over;

- a) Consents
- b) Current grazing lease, unchanged terms
- c) Lease of proposed new building footprint

9.3 Paul Sharland, Southern Rangitikei Ward Candidate addressed the meeting. The update on the Community's efforts to re-open the Domain was enlightening.

**The meeting closed at 7.30pm.**

**The minutes of this meeting were confirmed at the Santoft Domain Management Committee held on .**

.....  
Chairperson

## **7 Chair's Report**

### **7.1 Chair's Report - March 2024**

**Author: Heather Thorby, Chair**

#### **1. Reason for Report**

1.1 The Chair will provide a tabled report to the Committee.

#### **Recommendation**

That the tabled 'Chair's Report – March 2024' be received

**ITEM 7.1**

## 8 Reports for Information

### 8.1 Santoft Domain: Reserves Act 1977 classification vs. District Plan zoning

**Author:** Gaylene Prince, Group Manager - Community

**Authoriser:** Kevin Ross, Chief Executive

#### 1. Reason for Report

- 1.1 To clarify the Reserves Act 1977 classification vs District Plan zoning for the Santoft Domain:

Santoft Domain (Val Ref 13500 224 13) – Legal Description: GAZ85-1582 SEC 373 BLK IV KOITIATA SD – RECREATION RESERVE, 8.5566 ha. The Reserve, known as the Santoft Domain, is Crown Land, reserved from sale for recreation purposes and vested in Rangitīkei District Council (RDC).

- 1.1 This report also summarises the project history for the proposed new building, based on the Santoft Domain Management Committee Minutes.

#### 2. Context

- 2.1 Discussion at recent meetings of the Santoft Domain Management Committee has highlighted the need to clarify both the Reserves Act 1977 classification and the District Plan zoning to ensure members understand why there was a need for a resource consent to be applied for, for the proposed new building.

#### 3. Discussion and Options Considered

- 3.1 1963 - Crown Land was set apart and then declared to be a public domain under Part III Reserves and Domains Act 1953.

(Minister of Lands Declaration notified at page 1318 in the NZ Gazette, 1963, tracks the setting apart of the reserve and subsequent declaration as a domain to be controlled and managed by a Domain Board.)

- 3.2 RDC has not been able to locate any record of the Domain Board appointed under that 1963 declaration. Some archived records have been located, which indicate a public meeting at Santoft School in March 1963 was followed by “formation” of a Board.

- 3.3 1977 - The 1953 Reserves and Domains Act was replaced by The Reserves Act 1977 (still current and what covers the Domain now).

- 3.4 1985 - the Crown vested the Domain in Rangitīkei County Council (Section 16, Reserves Act 1977). Assistant Commissioner of Crown Lands’ notice of Classification 26 March 1985 published in NZ Gazette 1985 at page 1582 refers. At the time of vesting in RDC, the general description and utilisation was noted as: *Utilised by the local pony club and for cricket and rugby. A poplar plantation is located on the grounds. Buildings on-site were noted as: Tea stall, changing room, and toilets.*

## ITEM 8.1

- 3.5 The Reserves Act 1977 provides for Domain Boards to manage Crown Reserves; Santoft has not been a Crown Reserve for that section of the Act since the 1985 vesting in Rangitikei County.
- 3.6 1989 - Local Government Reorganisation, the County was dissolved, and the new Rangitikei District Council was created. All assets and land interests held by the County vested in Rangitikei District Council at that time - Clause 146 (1), Local Government (Manawatu-Wanganui) Reorganisation Order, 1989. Rangitikei District Council has been the vested owner of the Domain since and must manage it as provided in the Reserves Act 1977.
- 3.7 1998 - Council established the Santoft Domain Committee. Background records to that establishment have not been reviewed.
- 3.8 2005 - The Committee appointment continued until May 2005, when Council resolved not to re-establish the Committee and for Council to take over control and management of the reserve. Background records to that Resolution have not been reviewed.
- 3.9 2018 - Council's resolution on 26 April 2018 established the "Santoft Domain Management Committee" (SDMC).
- 3.10 2019-2020 – SDMC held discussions to develop the 'Santoft Domain Development Plan'. The process was accepted by SDMC at its meeting 1 July 2020. This was endorsed by Council in June 2023.
- 3.11 23 March 2021 SDMC Minutes: SDMC appointed Paul Geurtjens as Project Manager/Co-ordinator. The appointment of an overall project co-ordinator who is pre-qualified by Council, enabled this contractor to then manage all sub-contractors consistent with Health & Safety plan but meant they did not need to be pre-qualified by Council.
- 3.12 At the same meeting, via a report from then Chief Executive, Peter Beggs, it was clarified:
  - Work at the domain can be covered by Council's Material Damage policy under the Contract Works sublimit of \$1m. Council to advise the insurers accordingly of the works. SDMC to advise Council staff of effective dates of the works to enable the insurance to be updated appropriately.
  - Contractor still required to have their own liability policy in the event they cause third party property damage while they are carrying out works at the Domain.
  - Public access to the Domain will be prohibited during construction, appropriate screened fencing, and appropriate signage to be in place. Council would do communications. Signage was put up at the entrance to the property.
  - All authorised work can only be sanctioned and passed at a SDMC meeting (as long as a quorum is present).
- 3.13 23 February 2022 SDMC Minutes: SDMC accepted the contract with Vision Design.
- 3.14 7 September 2022 SDMC Minutes: SDMC accepted the updated plans from Vision Design and resolved that the architect be notified and continue with the Development Plans for the consent process.
- 3.15 30 November 2022 SDMC Minutes:
  - Project Manager advised that a Geotech Engineers report is required for the consent process.

- Was resolved that Geotech testing be completed.
- SDMC to investigate establishing an Incorporated Society to apply for funding.

3.16 1 February 2023 SDMC Minutes:

- Compliance costs associated with new facilities building are being borne by SDMC.
- Facility is for the public and the lower Rangitikei community recreational use. (**Note:** *Reserved land must be available to the public at large; there can be no restriction (as suggested by use of the words 'lower Rangitikei community') to a particular section of the population without strict compliance to the Reserves Act 1977. Again, this requires public notice (for temporary closure) and Public Consultation for more permanent restrictions on public access.*).
- SDMC to request in writing any relief for Council consenting costs.
- Engineer/Architect advised to go for floating slab not 3-metre piles.
- Fire Engineer noted concern about vehicular access for 25-tonne vehicles.
- Three draft plans were presented (layout plan). Committee decided to put on hold for Stage II development and concentrate on the Facilities building at this time.
- Feedback was received on process for setting up an Incorporated Society. To be checked by Council's legal expertise. (**Note:** *No request was received by Mr Pointon regarding this aspect*).

3.17 29 June 2023 RDC Meeting Minutes:

- Council endorsed and supported the Santoft Domain Inc proposal to develop a building on the Reserve (23/RDC/235),
- supported the Society's funding application to JBS Dudding Trust (23/RDC/236),
- and directed and authorised the Chief Executive to negotiate and sign a lease to Santoft Domain Incorporated as authorised and prescribed in the Reserves Act 1977 (RD/RDC/237)
- and confirmed that any requests for funding or fee waivers be considered independently of these recommendations (23/RDC/238).

3.18 The Reserves Act 1977 fully supports and authorises development of buildings and amenities on recreation reserve, which enable and/or enhance public use and enjoyment of the Reserve. Development of amenities on recreation reserve by another entity is, likewise, specifically authorised by the Act. For such developments, **a ground lease is required for the applicable part of the reserved land.**

3.19 The Act sets out essential clauses required in these leases and provides for other terms and conditions to be tailored to suit requirements of individual agreements.

3.20 19 July 2023 SDMC Minutes:

- Engineers report, Fire report, and updated Geotech report all received and now attached to Building Consent application.

- Horizons wastewater disposal plan has been completed (effluent beds to be fenced off in an area of 600m<sup>2</sup>).
- Three builders have been invited to submit tenders.
- SDMC to request Council to waiver consent fees and assist with compliance costs.
- Council advised that the Santoft Domain Incorporated Society is the appropriate body for a future domain lease for the site of the building. (**Note:** *While there may have been some discussion on this point, Council would not 'advise' as it does not have a mandate to provide legal advice. Council will work with whatever entity is established as long as the proposal aligns with the Reserves Act 1977*).

### 3.21 Building Consent

- Formally received 24 July 2023 (BC230158) – to build a community cabin with cooking and sleeping facilities.
- Further information requested 27 July 2023.
- Further information requested 31 July 2023, followed up by BCA on 20/11/2023. – Council still waiting response 18/04/2024 (see Paragraph 3.25). (**Note:** *Council staff have now requested that the Building Consent information be updated to match the Resource Consent, see paragraphs 3.26 and 3.27*).

3.22 30 November 2023 – SDMC received notified of successful grant from JBS Dudding Trust. One condition is all consents must be in place. **Note:** *JBS Dudding Trust will not make grants to a Local Authority (RDC). The SDMC is a subcommittee of RDC. The JBS Dudding Trust (entirely correctly, deems the SDMC to be the Council). Therefore, no grant from JBS Dudding to the Management Committee. The Santoft Domain Incorporated Society is a separate legal entity – separate from both the Management Committee and from RDC. JBS Dudding Trust will (and has agreed to) grant to the Society. RDC (full Council) has agreed to lease to the Society a sufficient footprint of the recreation reserve to enable the building development. Full Council resolution was required; A lease will legally enable the Society to build on the Reserved land and maintain the legal separation to satisfy the JBS Dudding grant rules.*

### 3.23 14 December 2023 SDMC Minutes:

- Chair acknowledged work of the Committee over the past six years, noting as well as the consent process and required reports, the installation of new power transformer and mains power connection, and on-site services (water and septic tanks, stock water well, culverts)
- Committee queried change from Recreation Reserve and advised they had not been advised. **Note:** *The reserve has always been a recreation reserve under the Reserves Act 1977. The need for resource consent is based on the zoning of land (and associated rules) in the Rangitikei District Plan and is not impacted by the reserve status of the site. The site is zoned Rural in the District Plan. The proposed building is considered to be a Community Facility and the activity as a Community Activity under the Rangitikei District Plan. These activities are not permitted within the Rural Zone and require land use consent.*



- A draft Agreement to Lease in the name of Santoft Domain Incorporated Society was supplied to the Chair. This agreement must comply with the Reserves Act.

### 3.24 Resource Consent (this consent process under the Resource Management Act 1991)

- Council has met requirements associated with the Resource Management Act 1991 through the development of two generations of district plan under this piece of legislation. An open space zone (or similar zone) was not implemented through either of these planning processes (which is a valid policy decision).
- It is noted that open space activities and sports and recreation activities are permitted (without the need for resource consent), however, activities such as community facilities and activities that have the potential to cause adverse environmental effects (e.g., noise, transport effects etc), are appropriate to be considered through a consenting process where they are in an otherwise rural environment to ensure any potential effects are assessed and appropriately addressed.
- Formally received 08 February 2024 (RC240007) – To provide a focal point for Community Activities including - Equine sports, orienteering, beach walkers, hunting and local ceremonial occasions – tourism.
- Application returned, incomplete 12 February 2024.
- New application formally received 27 February 2024 (RC240010) – To provide a focal point for Community Activities including - Equine sports, orienteering, beach walkers, hunting and local ceremonial occasions – tourism.
- Further information requested 18 March 2024 – a complete response was received on 17 May 2024. (**Note:** *Resource Consent granted 7 June 2024*).

### 3.25 6 March 2024:

- SDMC wanted to know why they are responsible for the Resource Consent, Environmental Impact report etc. **Note:** *The Resource Consent Applicant is responsible for the supply of information and fees. As mentioned above, paragraph 3.17, and as per 23/RDC/238, the Incorporated Society can apply to Council for funding or fee waiver.*
- The Chair stated RDC has not kept up with governmental law changes when 1991 RMA came into being and that is why they needed to get a Resource Consent. **Note:** *It is not a requirement of the RMA to implement an open space zone and allow community activities and facilities in such a zone without the need for resource consent. As above, activities such as community facilities and activities that have the potential to cause effects, are appropriate to be considered through a consenting process where they are in a rural environment to ensure any potential effects are assessed and addressed.*
- SDMC assume Building Consent is complete, aside from Resource Consent requirement, and request the status of the building consent would enable the building to commence on 1 May 2024. **Note:** *On 15 April 2024, The RFI's dated 31 July 2023 were answered by Nathan Lee but not sufficiently for them to be signed off. This was in an email from Alan Gasson to Nadene Jongen when Nadene asked for an update. An email on the 20/11/2023 sent to Nathan Lee*

*with a copy of the questions posed by NCL (National Consultants Ltd). An email dated 28/11/2023 from Nathan stated that these will be forwarded to the Fire Engineer.*

- SDMC will be sending a letter to Mr Pointon noting the roles of SDMC and the Santoft Domain Incorporated Society from their perspective, for the lease structure **Note:** *As noted above, Full Council resolution was required to lease to the Incorporated Society; Council has not delegated any power to the SDMC to lease for anything such as the proposed building site, therefore SDMC cannot have oversight of the lease with the Incorporated Society. As of 10 June 2024, Mr Pointon has not received this letter.*

3.26 7 June 2024: Resource consent was approved. The Decision and Planners report are attached as Attachment 1.

- The proposal was amended to encompass a narrower range of activities than previously applied for, being Erection and use of community building and associated car park. The activities applied for are:
- Meetings of the Santoft Domain Management Committee. These will occur between 6pm and 8pm weekdays. Meetings will take place in the 'kitchen' area. Maximum number of attendees will be 10, as this is all that can be accommodated in the kitchen.
- The building will be used as a base for the local orienteering club. For clarity, orienteering will not occur on the Domain, it will occur in the surrounding area including Santoft Forest. This activity will occur twice a year between 9am and 5pm. A maximum number of 50 people will attend.
- The building will be used as a temporary amenity stop for the local recreational walkers and cyclists, including walkers of the Te Araroa Trail. It will be used as a temporary place to rest, refill water supplies and use ablutions. They may use the kitchen to prepare refreshments or use the BBQ facility. There will be no overnight accommodation for walkers and cyclists. This activity will occur between 7am and 9pm and it is anticipated that they will visit the facility alone or in groups of two or possibly three as a maximum. There will be no mass congregation of walkers or cyclists descending on the facility at any one time, such is the nature of how walkers and cyclists use the area. Bookings, including location details, will be all via the internet.

3.27 Building Consent: The Building Consent still does not match the Resource Consent (e.g., sleeping accommodation in building). Staff have asked for the building consent information to reflect what is in the Resource Consent.

#### 4. Conclusion

- 4.1 Reserves Act Classification, in this instance, a Recreation Reserve, specifies how land and the resources within it should be managed.
- 4.2 Zoning and associated rules are set in a District Plan (independently of the Reserves Act).

- 4.3 The Reserves Act 1977 and the District Plan each have their own separate legislation and requirements.

**Attachments:**

1. **RC240010 Decision Santoft Domain** [↓](#)
2. **RC240010 Issued Planners Report Santoft Domain** [↓](#)

**Recommendation**

That the report 'Santoft Domain: Reserves Act 1977 classification vs District Plan zoning' to Santoft Domain Management Committee on 19<sup>th</sup> June 2024 be received.



**RESOURCE CONSENT RM240010**  
**PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991 ('THE ACT')**

<b>Reference:</b>	RM240010
<b>Consent Type &amp; Activity Status:</b>	Land Use – Discretionary
<b>Rangitikei District Plan Provisions:</b>	Chapter B7 Rural Zone Rule B7.19(a) Chapter B9 Transport Rule B9.14
<b>Consent Holder:</b>	Santoft Domain Committee
<b>Agent:</b>	Hamish Lampp – Premier Planning
<b>Consented Activities:</b>	<ul style="list-style-type: none"> <li>▪ Consent is sought for a Community Facility in the Rural Zone.</li> <li>▪ Consent is sought for Community Activities to occur in the Rural Zone.</li> <li>▪ Consent is sought for breaches of Chapter B9 Transport of the District Plan in relation to carparking formation standards.</li> </ul>
<b>Location:</b>	967 Santoft Road, Bulls
<b>Legal Description &amp; Title:</b>	Section 373 Rangitikei District - Recreation Reserve [Santoft Recreation Reserve] New Zealand Gazette 1985 p 1582 Recreation Reserve (NZ Gazette Notice 5 August 1993)
<b>Consent Grant Date:</b>	07 June 2024
<b>Lapse Date:</b>	Five years after the date of consent grant unless it is given effect to before the end of that period, or upon application made prior to the expiry of that period, the Council fixes a longer period.
<b>Notification:</b>	A notification decision was made on this application as required by Sections 95A-E of the Act. Public notification was not required. Limited notification was not required as there are no affected persons. The application therefore proceeded as non-notified.
<b>Decision – Land Use:</b>	Land Use consent is granted pursuant to Sections 104 and 104B of the Act, subject to conditions imposed under Section 108 of the Act.

Discretionary Land Use Consent RM240010

The above consent decision has been considered and its issue authorised by Rangitikei District Council's Group Manager Regulatory Services under delegated authority pursuant to Section 34 & 34A of the Resource Management Act 1991. The consents are subject to the following conditions.

LAND USE CONSENT CONDITIONS RM240010	
1	<p><b>General Condition</b></p> <p>The activity shall be undertaken in accordance with:</p> <ol style="list-style-type: none"> <li>The application prepared by Santoft Domain Committee and received by Rangitikei District Council on 27 February 2024.</li> <li>The further information request prepared by Santoft Domain Committee and received by Council on 17 May 2024.</li> <li>The assessment of environmental effects prepared by Premier Planning titled Assessment of Environmental Effects (Amended) Dated 30 May 2024.</li> </ol>
2	<p>The vehicle crossing place servicing the site from Santoft Road must be upgraded in consultation with Rangitikei District Council's Development Manager. A detailed design for the vehicle access shall be submitted to and approved by the Rangitikei District Council. The design shall be in general accordance with NZS4404:2010 and Council's Subdivision and Development Code of Practice. The approved design must thereafter be constructed at the site.</p> <p>Note: A vehicle crossing application needs to be filled out and submitted to Council as part of the construction process. A Council officer will need to conduct a site visit to verify the upgrading works.</p>
3	<p>The following specific activities are permitted to occur:</p> <ol style="list-style-type: none"> <li>Santoft Domain Management Committee meetings occurring one day per month between 6pm and 8pm weekdays, for a maximum number of 10 attendees.</li> <li>Use of the building as a base for the local orienteering club twice yearly between the hours of 9am to 5pm for a maximum number of 50 attendees.</li> </ol> <p>For clarity, orienteering will not occur on the Domain, it will occur in the surrounding area including within the Santoft Forest.</p> <ol style="list-style-type: none"> <li>Use of the building as a temporary amenity stop for local recreational walkers and cyclists as a temporary place to rest, refill water supplies and use ablutions including the use of the kitchen to prepare refreshments or use of the BBQ facility between the hours of 7am to 9pm Monday to Sunday.</li> </ol> <p>Use of the building will be managed via an onsite booking system administered by the Domain Committee and will be restricted to small groups of up to a maximum of 10 people at any one time.</p>
4	No overnight sleeping activities are permitted to occur within the facility.
5	<p>At least 10 working days in advance of any orienteering event undertaken on the application site, the occupiers of any dwellings within 500m of the application site (but not 971 or 1001 Santoft Road) shall be advised in writing of the date(s) and duration of the event (a phone call, email or letter is appropriate). The information shall include the phone number of an organiser of the orienteering event.</p> <p>For clarity, 10 Beamish Road &amp; 918 Santoft Road are located within 500metres of the site.</p>

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	For clarity, this condition shall also apply to any new dwelling relocated or constructed within 500metres of the site in the future.
6	The Council may initiate a review of the conditions of the consent in accordance with section 128 of the Resource Management Act 1991, once per year following the granting of the consent for the purpose of: <ul style="list-style-type: none"> <li>i. inserting, modifying or removing conditions to remedy, mitigate or minimise any adverse effects on the environment resulting from activities authorised by this consent.</li> </ul>
<b>Advice Notes</b>	
1	<i>The reasonable costs incurred by Rangitikei District Council arising from the supervision and monitoring of this consent will be charged to the consent holder. This may include routine site inspections to review and assess compliance with the conditions of consent and responding to complaints or enquiries relating to the consented activity.</i>
2	<i>Pursuant to section 125 of the Resource Management Act 1991 this consent will lapse on the expiry of 5 years after the date of commencement of the consent, unless:</i> <ul style="list-style-type: none"> <li>a. <i>The consent is given effect to, or;</i></li> <li>b. <i>An application for an extension of time is made before the consent lapses.</i></li> </ul>
3	<i>In accordance with section 127 of the Resource Management Act 1991, the consent holder at any time may apply for the change or cancellation of any conditions of this consent.</i>
4	<i>Any proposed building work must be carried out within the provisions of the Building Code and Building Act.</i>
5	<i>Any use of the building must comply with the Noise standards contained in the Rangitikei District Plan, or a new land use resource consent needs to be obtained.</i>
6	<i>Any new signage at the site must comply with the Rangitikei District Plan, or if non-compliant, a new land use resource consent needs to be obtained.</i>
7	<i>Any lighting of the building must comply with the Rangitikei District Plan, or if non-compliant, a new land use resource consent needs to be obtained.</i>
8	<i>Boundary pegs will need to be sighted by Council Building Officers in conjunction with the associated building consent (BC230158) which may require the boundaries to be defined by a Licensed Cadastral Surveyor if the boundary pegs cannot be located.</i>
9	<i>Any proposed land use/activity not specifically approved by this consent (RM240010) will require either a s127 variation or a new s88 land use resource consent to be obtained. Whether or not a s127 variation or new s88 application is required would be dependent on the scope of the proposed activity.</i>

*Discretionary Land Use Consent RM240010*

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**ITEM 8.1**    **ATTACHMENT 1**



**NOTIFICATION AND DECISION REPORT PURSUANT TO THE RESOURCE MANAGEMENT ACT  
1991 ('THE ACT')**

## **1 INTRODUCTION**

An application has been received from the Santoft Domain Committee for resource consent in relation to the construction of a new community building (Community Facility) and associated community activities at the Santoft Domain. For clarity, neither community facilities or community activities are permitted activities in the Rural zone.

The application states:

*"The Domain was originally designated by the Crown as a 'reserve for recreation purposes...to be a public domain' under the Reserves Act 1953. The Domain was gazetted in 1985 under the Reserves Act 1977 (which replaced the 1953 Act) as a recreational reserve and vested with the Rangitikei County council, as it was known prior to 1989 local government reform".*

Although formally set aside for recreation purposes in 1963 and designated and vested in Council as a recreation reserve in 1985, the Santoft Domain is not currently developed or utilised for recreation purposes. The application states:

*"The Domain is undeveloped other than for a collection of water tanks and a very small outbuilding located centrally within the site. A septic system has been installed adjacent to the water tanks in anticipation of the community building being bought forward. The rear portion of the site has recently been planted in pine trees. There was an extensive corridor of very tall pine trees which lined its northern road frontage however these have been removed in recent years and purposefully not replaced."*

To clarify, community activities are a Restricted Discretionary Activity in the Rural Zone. Community facilities are a Discretionary Activity in the Rural Zone.

Resource consent is also required pursuant to Chapter B9 Transport of the District Plan which requires all parking spaces to be formed, dimensioned, and marked out in accordance with Councils Subdivision and Development Code of Practice. The application does not propose any formed parking surfaces or marked car parks at the application site.

The application was lodged on 27 February 2024 and a site visit was undertaken on 13 March 2024. The consent was placed on s92 pending further information on 18 March 2024 and a complete response was received 17 May 2024. The consent was due on 27 May 2024. The consent has been extended for 8 days under s37(4)(b)(i) due to complexity brought about by changes in the scope of the proposal and to allow the conditions to be reviewed by the applicant as requested. The consent is now due 7 June 2024.

## **2 DESCRIPTION OF PROPOSAL**



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Land use consent is sought for the construction of a community building at the application site. The Santoft Domain Management Committee was established in 2018 and a new community building has subsequently been proposed by the committee. A community building is defined by the Rangitikei District Plan as a Community Facility as follows:

*“Community Facility means any land, building, or premises which provides any community activity, and includes any school, playcentre, hospital, medical or health centre or surgery, church, place of worship, hall, library, public art gallery, or community centre.”*

The Santoft Domain Committee are proposing to construct a community building which is intended to be a hub for the local community. The building will be set back more than 65m from the Santoft Road frontage and will be modest in scale, with a floor area of 128m<sup>2</sup> and will contain a kitchen, ablutions (toilets and showers) a central covered BBQ area and store/pump rooms. The building will be clad with a mixture of horizontal timber cladding and vertical Colorsteel in Karaka green, with the same cladding for the roof. The building will be serviced onsite and a new septic system has already been installed. A building consent has been lodged for the community building (BC230158). Of note, the building consent applied for is to build a community cabin with cooking and sleeping facilities however the Domain Committee has confirmed no sleeping activities are proposed.



Figure 1: Aerial Photograph of the site



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Figure 2: Site Area Proposed for Domain Activities & Informal Parking (from application)

A new vehicle crossing is proposed with an informal driveway and parking area provided for those utilising the Community facility as can be seen in figure 2 above. The application states:

"No formal car parking is proposed, with vehicles parking in front of the building in an informal arrangement. The wider Domain, outside of the 'blue line' building and informal parking area and accessway will be fenced off from the wider Domain with standard stockproof fencing enabling the current stock grazing use to continue".

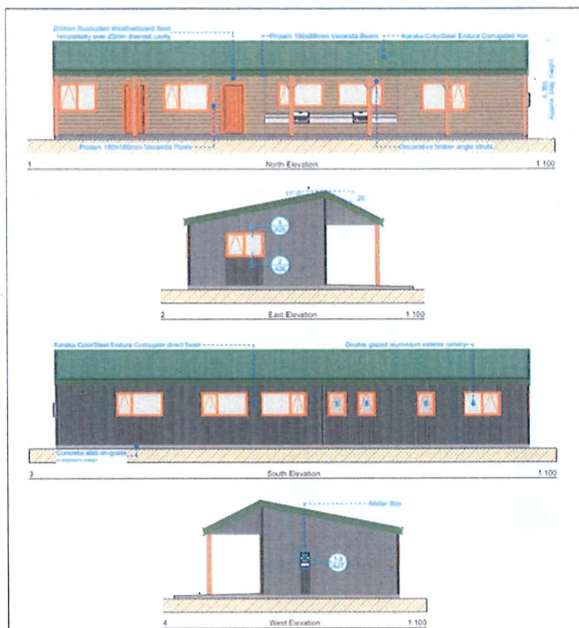
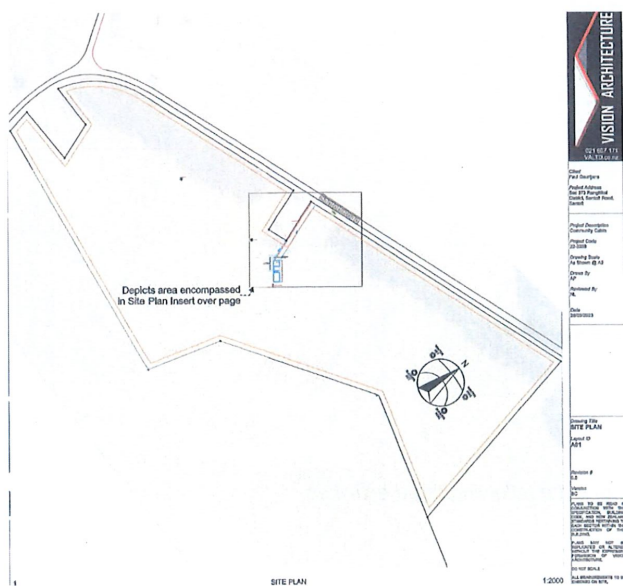


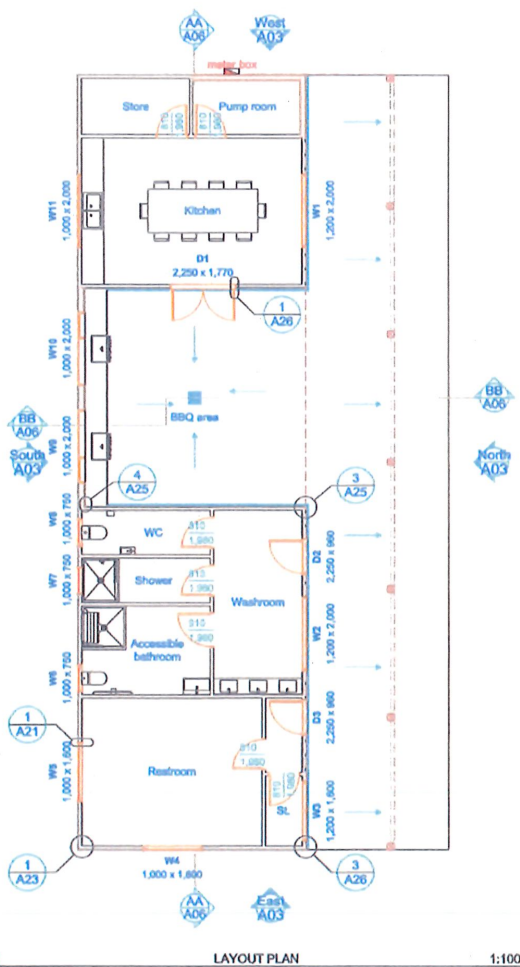
Figure 3: Elevations



**Figure 4: Site Plan**

*Community Facility and Community Activities*

The application proposes the construction of a new community building and associated informal carparking located centrally within the Domain. It is stated that the Committee is seeking consent for a significantly narrower range of activities than originally proposed (or envisaged) as discussed in Section 3 below and is confining any such activities to within the building itself and to the area of the Domain as identified as being contained within the blue lines as per figure 2 above.



**Figure 6: Building Layout**

The application states:

*"The use of the building will be restricted to the following three activities:*

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1. Meetings of the Santoft Domain Management Committee. These will occur between 6pm and 8pm weekdays. Meetings will take place in the 'kitchen' area. Maximum number of attendees will be 10, as this is all that can be accommodated in the kitchen.
2. The building will be used as a base for the local orienteering club. For clarity, orienteering will not occur on the Domain, it will occur in the surrounding area including Santoft Forest. This activity will occur twice a year between 9am and 5pm. A maximum number of 50 people will attend.
3. The building will be used as a temporary amenity stop for the local recreational walkers and cyclists, including walkers of the Te Araroa Trail. It will be used as a temporary place to rest, refill water supplies and use ablutions. They may use the kitchen to prepare refreshments or use the bbq facility. There will be no overnight accommodation for walkers and cyclists. This activity will occur between 7am and 9pm and it is anticipated that they will visit the facility alone or in groups of two or possibly three as a maximum. There will be no mass congregation of walkers or cyclists descending on the facility at any one time, such is the nature of how walkers and cyclists use the area. Bookings, including location details, will be all via the internet."

The application states the building will be managed by the Management Committee and will be locked throughout the day/night with access/bookings managed by the Committee members. The wider Domain, (outside of the blue line delineating community facility and community activity use) will retain its current use, being small scale livestock grazing (permitted in the Rural Zone) and will be fenced with standard stock proof fencing to enable the current stock grazing use to continue and to protect the building and water tanks from the stock.

The applicant has confirmed the building can accommodate up to a maximum of 32 people, and the table in the kitchen area will seat a maximum of 10 people suitable for small community group meetings, however the building itself is not designed (or proposed to be used) for social gatherings.

Confirmation has been received that there is no intention for the Community building to be utilised at night, (beyond the described evening meetings), however, confirmation has been received that night lighting will be installed in accordance with Standard B9.11-4 of the District Plan which requires all car parking areas to be provided with night lighting where they are available to the public after dark to enhance safety after dark.

The applicant has confirmed that no signage is proposed at present. However, the applicant has confirmed that if in the future, signage for the Domain is proposed, this will be in accordance with the District Plan.

#### *Parking, Loading and Access*

Currently the Domain site is utilised for pastoral grazing purposes and no formed access has been installed.

No formal or formed parking space is proposed in conjunction with this application based on the scaled back level of activities being applied for.

In summary, land use consent is sought as the proposal is not listed as a permitted activity in the Rural Zone (Rangitikei District Plan Rural Zone Permitted activities). Land use consent is therefore required for Community Facilities and Community Activities in the Rural Zone and for not complying with standards under Chapter B9 Transport of the District Plan with regard to parking formation and marking.

### **3 BACKGROUND**

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Originally, the Domain Committee proposed a number of activities that were proposed to occur both within the new community building and within the wider Domain site. The original application stated:

*"The building will be the focal point for local community activities that are intended to be undertaken at the Domain, including equine sports, orienteering etc. The building may offer amenities for walkers of the Te Araroa Trail noting there is currently no water source or ablutions on the section of the trail between Bulls and Koitiata."*

Further information was requested in order to obtain a more thorough understanding of the activities proposed to be undertaken both in the community building, and within the wider site including how access within the site and parking was proposed to be managed. Responses were received from the Domain Committee proposing a number of different users as follows:

- Rangitikei Hunt Club
- Rangitikei Pony Club
- Orienteering Club
- Mountain Bike Riders
- Farm Field Day Events

Upon further consideration, the Domain Committee scaled back the activity, and now seeks consent only for the activity described in Section 2 above. For clarity, the following assessment considers only the activity described in Section 2.

Furthermore, of note, a 15 bay carparking area was also proposed to be provided to provide carparking for the activities described above (designed and constructed to comply with AS/NZS 2890.1:2004) and finished to an all-weather surface. However, on receipt of the amended application Councils Development Manager assessed the application and considered it may be a more pragmatic approach to breach the on-site car parking standards given the considerable cost that would be incurred by the Committee to construct the carpark as proposed, particularly given that the carpark as currently proposed is not practically required based on the scaled back level of activities being applied for.

#### 4 SITE DESCRIPTION

##### 4.1 Subject Site

The subject site is located at Santoft Domain, addressed 967 Santoft Road, Bulls. The underlying land parcel is 8.6ha in size and was designated by the Crown as a 'reserve for recreation purposes' under the Reserves and Domains Act 1953. The subject site is zoned Rural and is irregular in shape and is largely flat with some undulating land within the western half of the site. The southern portion of the site has been planted with pine trees.

Four concrete above ground water tanks are located on the site which are proposed to service the community building when this is constructed. A septic tank system has recently been installed adjacent to the water tanks to service the community building. There is a small shed located centrally within the site which appears to be a set of old toilet stalls for which the concrete foundation has now cracked and slumped, and the building overall is in poor repair. A number of larger trees along the Santoft Road frontage have been felled and piles of tree branches remain within the fence line. The application site has historically been utilised for stock grazing, however there were no stock on site on the day of the site visit. It is also understood that historically the site has been used for some nature of community activity, however the details of this are not clear.

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The application site is accessed via Santoft Road over an unformed vehicle crossing. The site wraps around two existing residential dwellings at 967 Santoft Road and 1001 Santoft Road. The dwelling at 1001 Santoft Road appears to be occupying the southwestern corner of the site.

The site is not located within Natural Hazard Area 1 or 2 (flooding) or the indicative flood zone.

I note that the fence lines along the sites northern road boundary do not appear to align with the boundary on Councils planning maps as can be seen in Figure 7 below.

There are some dog kennels that are located on the lots northwestern boundary, next to the dwelling at 1001 Santoft Road. The applicant has confirmed that these kennels belong to the owner of 1001 Santoft Road and were constructed when the property owner was breeding dogs.

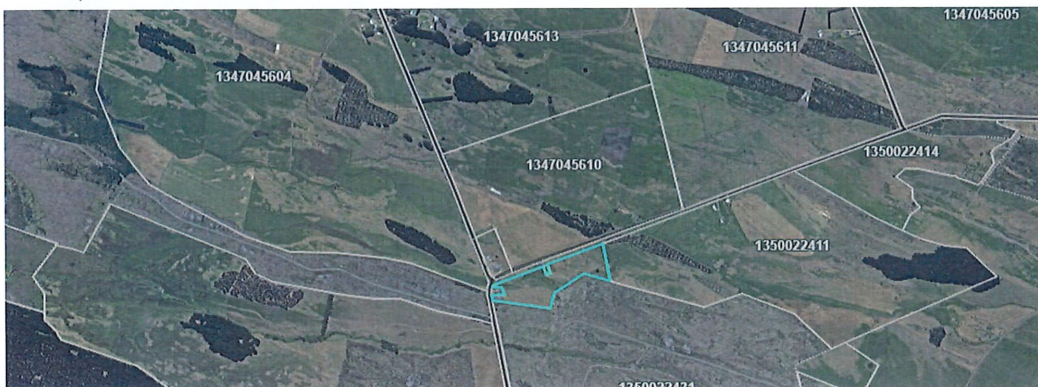


**Figure 7:** Lot Boundary Lines

**4.2 Surrounding Area**

The land in all directions from the application site is generally flat in topography and contains either productive farmland or larger forestry blocks. Adjacent to the lots northwestern boundary is the old Santoft School building which is in poor repair. This site is not designated for education purposes however remains in the ownership of ‘Her Majesty the Queen’.

**5 RANGITIKEI DISTRICT PLAN**



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**Figure 8:** District Plan Map 2 – Rural Zone (No overlay colour)

**4.1 Zoning**

The site is zoned Rural as identified on Planning Map 2 of the District Plan and shown on the map above (figure 8). Santoft Road, Bulls is classified as a Collector Road up to the corner of Beamish Road, then as a local road from under the District Plan Roding Hierarchy with a posted speed limit of 100km/hr.

**4.2 District Plan Rules/Performance Standards**

It is considered that the community building is defined as a Community Facility in accordance with the following definition in the District Plan:

*“Community Facility means any land, building, or premises which provides any community activity, and includes any school, playcentre, hospital, medical or health centre or surgery, church, place of worship, hall, library, public art gallery, or community centre.”*

Additionally, it is considered that activities occurring within the proposed community facility are ‘Community Activities’ in accordance with the following definition in the District Plan:

*“Community Activity means the use of any land or premises for any activity or service which has an individual or community health, welfare, care, safety, educational, recreational, cultural, ceremonial, spiritual, art, or craft purpose.”*

The remainder of the site will continue to be utilised for primary production activities, permitted in the Rural Zone.

Under Section B7 Rural Zone, Community Facilities are a Discretionary Activity in the rural zone pursuant to Rule B7.19(a) of the District Plan. Community activities are a restricted discretionary activity pursuant to Rule B7.17(d). I provide an assessment for the proposal against the relevant District Plan standards in the tables below.

An assessment against Chapter 1 of the District Plan (General Rules and Standards) is provided in the table below.

Chapter B1 General Rules and Standards		
<b>B1.2 Light</b>	Refer to Rule B1.2 for the full standard.	Complies  The only lighting proposed will be a security light on the exterior building to provide lighting for the carpark.
<b>B1.4 Surface Water Disposal</b>	There must be no increase in the volume, velocity, or redirection, of surface water run-off to adjoining land	Complies
<b>B1.5 Building Height</b>	B1.5-1 A building (excluding network utilities) must not exceed a height of: a) Industrial Zone – 16 metres b) Residential Zone – 8 metres c) All other zones – 10 metres.	Complies – the building will be a maximum height of 4.365metres
<b>B1.7 Noise</b>	Refer to Section B1.7-1 to B1.7-9 for the full standards	Complies  The applicant has confirmed that no

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		noise generating activities are proposed.
<b>B1.8 Earthworks</b>	Refer to B1.8-1-7 for the full standard.	Complies
<b>B1.10 Activities on Contaminated Land</b>	B1.10-1 All activities on contaminated land are to be undertaken in accordance with the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health.	Complies
<b>B1.11 Signage</b>	Signage shall comply with the requirements for the rural zone – refer to rule B1.11 for the full standard.	Not applicable. No signage is proposed

The proposed activity meets all of the above permitted activity standards and is therefore a Permitted Activity in accordance with the General Rules and Standards (Chapter B1) of the District Plan.

Chapter 7 of the District Plan relates to the Rural Zone. An assessment against these standards is provided in the table below.

<b>Chapter B7 Rural Zone</b>		
<b>B7.1 Building Setback</b>	All buildings, except those used for intensive farming, must not be located any closer than: (a) 5.0 metres from any side or rear boundary (b) 5 metres from any road boundary (c) 10 metres from a boundary with an existing state highway	Will comply
<b>B7.2 Dwelling Setback</b>	Dwellings must not be located any closer than: a) 20 metres from any side or rear boundary; b) 5 metres from any road boundary; c) 10 metres from a boundary with an existing state highway	Not applicable  There are no dwellings on the lot.
<b>B7.3 Daylight Setback</b>	All buildings must be contained within a recession plane starting at the existing ground level at each site boundary and then projecting inwards at a 45 degree angle.	Complies  The building will comply with the daylight setback requirement.
<b>B7.4 Maximum Number of Dwellings Per Site</b>	The number of dwellings must not exceed a maximum of two dwellings per site.	Not applicable – there are no dwellings on the site.

The building proposed to be constructed at the site complies with the bulk and location standards of the Rural Zone.

Chapter 8 of the District Plan relates to Natural Hazards. The application site is not located within Natural Hazard Area 1 or 2 (Flooding) nor the indicative flood zone.

Chapter 9 of the District Plan relates to Transport. An assessment against these standards is provided in the table below.



Chapter B9 Transport		
<b>B9.1 Vehicle Access to Individual Sites</b>	Refer to B9.1-1-4 for the full standard	Will comply  A condition of consent is proposed for the existing vehicle entrance to Santoft Road to be constructed to a suitable standard.
<b>B9.2 Access to a State Highway</b>	Refer to B9.2-1-6 for the full standard	Not applicable - the site does not have access onto the State Highway
<b>B9.3 New Roads</b>	New roads must meet the requirements of Council's Subdivision and Development Code of Practice	Not applicable
<b>B9.4 Road Intersections</b>	Road intersections must be designed in accordance with the standards set out in Tables B9.3 and B9.4, except for private farm and plantation forestry roads which do not intersect with a public road.	Not applicable
<b>B9.5 Level Crossings</b>	Refer to B9.5-1-4 for the full standard	Not applicable. No rail in the vicinity of the site.
<b>B9.6 Number of On Site Vehicle Parking Spaces Required</b>	Where a building is constructed, reconstructed, altered or added to, or any activity is established on a site, or in a building or other structure, the parking provisions in Table B9.7 apply: <ul style="list-style-type: none"> <li>Community Facilities requires 1 carpark for every 10 persons the hall or building is designed to accommodate, or the activity is expected to attract.</li> </ul>	Can comply – The community building has a capacity of 32 people which would require 3 carparks. The maximum number of persons onsite at any one time will be restricted to 50 in conjunction with the Orienteering activity using the Domain as a base requiring 5 onsite parking spaces.  Sufficient informal parking area is provided onsite adjacent to the community building.
<b>B9.7 Disability parking spaces</b>	Where on-site parking is provided for any building or activity except dwellings, parking space for the disabled must be provided in accordance with Table B9.8	Complies  The application states:  <i>"Disabled parking is not specifically provided at the site however there is space available if needed."</i>
<b>B9.8 Location of Disability Parking</b>	All parking spaces for the disabled must be sited: a) as close as is practicable to the entrance to any building on-site; and b) to allow reasonably practicable access for disabled persons from each	Complies  Accessible car parking spaces can be located as close as practicable to the entrance of the building.

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	parking space to the relevant building entrance.	
<b>B9.9 Loading Spaces</b>	Any commercial or industrial activity must make provision for a minimum of one off-street loading/ unloading space. B9.9-2 Each loading space must have a minimum length of 7.5 metres, a minimum width of 3.5 metres, and a minimum clear height of 4.5 metres. B9.9-3 Sufficient manoeuvring space must be provided to accommodate a 90th percentile two-axle truck as shown in Figure 9.4	Not applicable
<b>B9.10 Vehicle Access, Manoeuvring and Loading Space</b>	B9.10-2 Sufficient manoeuvring space must be provided on-site to enable vehicles to enter and exit a parking area or loading space in a forward direction in situations where: a) the site is accessed from a state highway; or b) the vehicle parking area contains more than 5 parking spaces; or c) any of the parking spaces is located further than 30 metres from the road; or d) the site is a rear site with access by way of an accessway or driveway.	Complies  The site is large enough to provide sufficient manoeuvring space onsite.
<b>B9.11 Construction of Vehicle and Loading Parking Spaces</b>	Rule B9.11-2 In the Rural Zone, all vehicle parking and loading spaces and access aisles required by this Plan must be formed and metalled to an all-weather standard in accordance with the Council's Subdivision and Development Code of Practice	<b>Does not comply.</b>  The informal parking area will not be constructed to an all-weather surface.
<b>B9.11 Construction of Vehicle and Loading Parking Spaces</b>	B9.11-4 All parking areas must be provided with night lighting where they are available to the public, to enhance their safety after dark.	Complies  The applicant has confirmed that night lighting is proposed.
<b>B9.12 Access to Vehicle Parking and Loading Spaces, and Access Aisles</b>	B9.12-1 The space that is dedicated on any site for vehicle parking, loading and access must: a) remain clear; b) not be obstructed by other activities; and c) not be diminished by the storage of goods or erection of any structure	Complies  The carparking area will be fenced off from the grazing activities occurring within the wider Domain site.

The proposed activity cannot meet all of the above permitted activity standards and is therefore a Restricted Discretionary Activity in regard to the Transports Chapter (Chapter B9) of the District Plan, pursuant to Rule B9.14-1(a) which states:

*B9.14-1 The following are restricted discretionary activities relating to transport:*

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a) Any activity that would otherwise be a permitted activity, but which fails to comply with the permitted activity standards for transport.

Overall, subject to the bundling principle, this application is a **Discretionary Activity** (in accordance with Rule B1.1-2 of the Rangitikei District Plan).

**5 CONSULTATION**

Rob Smith, Development Manager was approached for comment regarding the vehicle entry and parking requirements. Mr Smith has conducted a site visit and has confirmed a new vehicle entrance will be required to be constructed in conjunction with the construction of the new community building. Both Mr Smith and Council planning staff do not consider it appropriate for the current road access, which is unformed and grassed to continue to be used for access to a community facility.

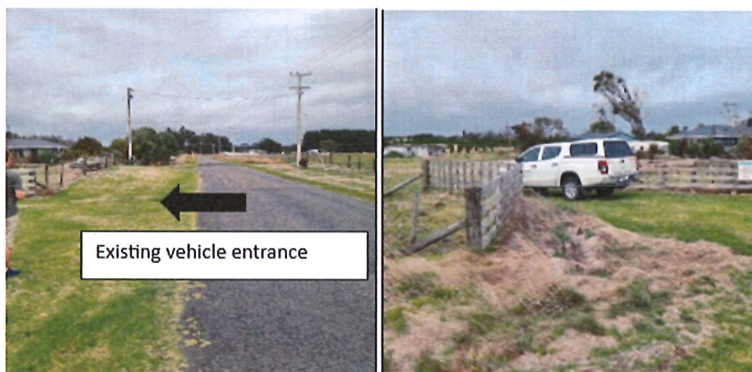


Figure 9: Domain Vehicle Entrance

Mr Smith has also assessed the area of the site proposed for parking and given the scale of the proposed activities considers it appropriate that an on-site formed and sealed parking area is not provided for in conjunction with this application. The site appears to be free draining and suitable for small scale parking onsite particularly during the drier summer months. Mr Smith provided the following comment:

*“Considering the free-draining nature of the land, the anticipated frequency of use and the necessary number of parks required, an all-weather surface is not necessary at this time. However, should future changes in usage necessitate additional parking spaces, this issue will need to be addressed accordingly.”*

**6 NOTIFICATION ASSESSMENT**

95A PUBLIC NOTIFICATION OF CONSENT APPLICATIONS	
<b>Step 1</b>	<b>95A(3) Mandatory public notification in certain circumstances</b>
(a) The applicant has requested the application be publicly notified?	<b>No</b> - The applicant does not request notification.
(b) Public Notification has been determined to be required under section 95C?	<b>No</b> - Section 95C is not relevant as the further information requested has been responded to in full.
(c) The application is an application to exchange recreation	<b>No</b> - No exchange of reserve

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	reserve land under s.15AA of the Reserves Act 1977?	land is involved.
<b>Process</b>	<b>The answer is no, go to Step 2</b>	<b>NO</b>
<b>Step 2</b>	<b>95A(5) Public notification precluded in certain circumstances</b>	
	(a) The application is for an activity that is subject to a rule or National Environmental Standard that precludes notification?	No
	(b)(i) The application is a controlled activity?	No
	(b)(iii) The application is a restricted discretionary, discretionary, or non-complying activity, <u>but only if the activity is a boundary activity.</u>	No
<b>Process</b>	<b>95A(4)(a) if the answer is yes, go to step 4 (step 3 does not apply); and 95A(4)(b) if the answer is no, go to step 3.</b>	<b>NO</b>
<b>Step 3</b>	<b>95A(8) Public notification required in certain circumstances</b>	
	(a) The application is subject to a rule or National Environmental Standard the requires public notification?	No
	(b) The consent authority pursuant to s.95D has determined that the activity will have or is likely to have adverse effects on the environment that are more than minor.	No - In terms of section 95D, the assessment concludes that the adverse effects of the proposal are not more than minor.
<b>Process</b>	<b>The answer is no, go to step 4.</b>	<b>NO</b>
<b>Step 4</b>	<b>95A(9) Public notification in special circumstances</b>	
	Do special circumstances exist in relation to the application that warrant public notification? Special circumstances are those that are: <ul style="list-style-type: none"> <li>• Exceptional, abnormal or unusual, but something less than extraordinary or unique;</li> <li>• outside of the common run of applications of this nature; or</li> <li>• circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.</li> </ul>	No - There is not considered to be anything exceptional or unusual about the application, nor does the proposed activity include anything out of the ordinary run of things to suggest that public notification should occur.
<b>Process</b>	<b>The answer is no, public notification is not required.</b>	<b>NO</b>
<b>95B LIMITED NOTIFICATION OF CONSENT APPLICATIONS</b>		
<b>Step 1</b>	<b>95B(2) &amp; (3) Certain affected groups and affected persons must be notified</b>	
	(a) Are there any affected protected customary rights groups?	No - The site is not within the coastal environment therefore there are no customary rights groups or customary marine
	(b) Are there any affected customary marine title groups?	

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		title groups affected by the proposal.
	(a) <i>Is the proposed activity on or adjacent to, or may affect land that is subject to a statutory acknowledgement (Schedule 11)?</i>	<b>No</b> - The site is not on or adjacent to or affecting land subject to a statutory acknowledgement.
	(b) <i>Is the person to whom a statutory acknowledgement made, an affected person under section 95E?</i>	N/A
<b>Process</b>	<b>There are no affected groups or persons under section 95B(2) and (3).</b>	
<b>Step 2</b>	<b>95B(6) Limited notification precluded in certain circumstances</b>	
	(a) <i>The application is for a resource consent for 1 or more activities and each activity is subject to a rule or national environmental standard that precludes limited notification?</i>	<b>No</b>
	(b) <i>the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).</i>	<b>No</b> <b>No</b>
<b>Process</b>	<b>The answer is no, go to step 3.</b>	
<b>Step 3</b>	<b>95B(7) &amp; (8) Certain other affected persons must be notified</b>	
	(7) <i>In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.</i>	N/A
	(8) <i>In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.</i>	<b>No</b> for the reasons given in the section 95E assessment
<b>Process</b>	<b>There are no affected groups or persons under section 95B(7) and (8).</b>	
<b>Step 4</b>	<b>95B(10) Further notification in special circumstances</b>	
	Do special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification (excluding persons assessed under section 95D as not being affected persons)?	<b>No</b> - There is nothing exceptional or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.
<b>Process</b>	<b>The application does not require limited notification.</b>	

**95D EFFECTS ON THE ENVIRONMENT ASSESSMENT**

*A consent authority that is deciding, for the purpose of section 95A(8)(b), whether an activity will have or is likely to have adverse effects on the environment that are more than minor—*

*(a) must disregard any effects on persons who own or occupy—*

*(i) the land in, on, or over which the activity will occur; or*

*(ii) any land adjacent to that land; and*

This application seeks the establishment a community facility at the Santoft Domain. Community activities

are a Restricted Discretionary Activity in the Rural Zone and Community facilities are a Discretionary Activity in the Rural Zone.

The application also proposes to breach a number of District Plan Parking standards.

In considering the application I have had regard to the actual and potential effects and as a discretionary activity, the matters of discretion are not limited.

The applicant has provided an assessment of effects on the environment in section 6 of the application. The assessment covers a number of matters, and my assessment considers those, and others, being:

- Visual impacts
- Rural character and amenity
- Noise effects
- Transportation effects
- Access and Parking
- Site coverage

#### **Visual impacts**

The Domain is largely undeveloped apart from existing water tanks and an onsite wastewater treatment system that has been established at the site in preparation for the construction of the community building. There is also one small shed located centrally within the site. The application proposes the establishment of a community building which is proposed to be modest in scale at 179m<sup>2</sup> in size (including the veranda), consisting of a kitchen, one toilet and shower, an accessible shower and toilet, a covered BBQ area with two inbuilt BBQs and a restroom area. The building is proposed to be constructed approximately 65m from the Santoft Road frontage and set back approximately 23.3m from the southern boundary of 971 Santoft Road. The application states landscape change will be limited to the following:

- *"The buildings very modest single storey scale*
- *The buildings very limited footprint maintains the open space setting of the domain;*
- *The buildings rural appearance, incorporating horizontal timber cladding;*
- *The deliberate siting of the building adjacent an existing cluster of water tanks, mitigating landscape intrusion.*
- *The absence of any defined curtilage mitigates visual intrusion.*
- *The development presents as a modest standalone outbuilding, a commonplace feature in this rural landscape.*
- *The buildings considerable setback from the road*
- *No changes at the site frontage, with the existing vehicle access arrangements unchanged."*

The applicants are not proposing any landscaping or screening along the lot's road boundaries as the Domain Committee consider this would conceal the building from road view which would be undesirable from a security/safety perspective. Apart from the driveway and area surrounding the facility and the carpark, the Domain will continue to be used for pastoral grazing purposes. As such, I agree that screen planting is not required given the limited use of the site at this time for community activities. I also note that the building will be erected utilising suitable materials for the rural environment including horizontal timber cladding and vertical Colorsteel in Karaka green, with the same cladding for the roof.

Overall, the site will continue to largely appear as an open rural space utilised for primary production activities, albeit with the proposed building erected centrally within the site. Effects on the environment will not be more than minor.

#### **Rural Character and Amenity**

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Although set aside as a recreational reserve for public use in 1963, the Domain has largely been utilised for agricultural purposes, mainly pastoral grazing. The establishment of a community building for community use in this location will therefore result in a change in this quiet rural environment. The applicant previously considered a range of activities proposed to occur at the site as mentioned above however, the Domain Committee have since made the decision to reduce the scale of the activities proposed at the Domain in order to facilitate the approval of this consent expeditiously. I have considered the reduced scale of activities and use proposed to occur at the site and am comfortable that the specific uses enabled by this application will not detract from the character and amenity of this rural environment. The following activities/use of the site are proposed as follows:

- Community meetings with a maximum attendance of 10 people
- A base for the local orienteering Club approximately twice a year between the hours of 9am to 5pm with a maximum attendance of 50 people. It is noted that the orienteering activities themselves will be occurring in the surrounding area, not within the Domain itself; and
- A temporary amenity stop for those walking the Te Araroa Trail, along with other local recreational walkers and cyclists between the hours of 7am to 9pm. The application anticipates small numbers of users at any one time (of up to three people as a maximum) and this activity will also be managed by online bookings to ensure the number of walkers/runners/cyclists are restricted.

It is noted the Te Araroa Trail traverses along the Santoft Beach (to the west of the application site) and thereafter along Raumai Road towards Bulls township to the south. Given the distance to the application site from the marked Te Araroa trail route (approximately 10km round trip) I do not consider it likely that the building will be extensively utilised in this regard. If overnight accommodation was proposed to be provided in the facility in the future (given the building has been built to a standard for sleeping accommodation to occur) this may result in an increase in foot traffic and in the use of the facility in this relatively remote area, however the effects of this activity would be assessed at the time a new s88 application was received. Until such time, it will be a condition of consent that activities are restricted to those applied for and use of the facility for overnight stays not provided for.

The application anticipates that walkers and cyclists will visit the facility alone or in groups of two or possibly three as a maximum. I have assessed the proposal and consider that it would not be inappropriate for groups of up to 10 people to visit the Domain at any one time in order to rest, replenish water bottles and use the ablutions given the relatively quiet nature of this activity. As such it will be a condition of consent that the use of the site as a temporary amenity stop will be restricted to small groups of up to a maximum of 10 people at any one time.

I consider the effects on the environment in relation to rural amenity will not be more than minor.

#### **Noise**

The application states:

*"The low intensity of the proposed activities to be undertaken in the building, and their very low frequency, are such that noise emissions will likely be very low. The occasional evening meeting held in the building by the Committee will be attended by only 10 people. The maximum 50 people who might use the building as a base for orienteering pursuits in the wider area will occur on only two occasions a year. Use of the building as a rest stop by walkers and cyclists is benign in nature and will not create any adverse noise effects. There will be no external music played at any time. For these reasons the proposal will readily comply with the District Plan noise standards."*

The two closest neighbours (971 and 1001 Santoft Road) have provided written approval for the proposal so effects on these parties cannot be considered. The applicant has provided further assessments for

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wider neighbours which will be discussed in the s95E assessment below.

The Domain committee have indicated the new facility will be locked and managed on an online booking system which will ensure some control over the building as only the BBQ's will be able to be accessed without input from the committee. I agree with the applicant that it is likely that the use of the Domain will be intermittent and low intensity. I consider that any effects from noise generated at the site will not be more than minor with regards to the wider public.

**Transportation Effects (including the safety and efficiency of the transportation networks)**

The Domain will be accessed via Santoft Road which is a collector road under the Rangitikei District Plan. Santoft Road services the local farming community as well as providing access to an extensive forestry block owned and operated by Ernslaw One Ltd. Santoft Road is unmarked and narrower in formation with generally low traffic volumes in this location. The application states that only a modest increase in traffic is expected which the roading network can readily absorb and I concur with this assessment.

I do not consider there will be any effects on the safety and efficiency of the transport networks.

**Access and Parking**

The application states the existing access will be utilised. Rule B9.1 of the Rangitikei District Plan states that at the time a site is developed, provision for vehicle access to a public road must be made. It is appropriate that the site be accessed via a compliant vehicle crossing and as such it will be a condition of consent that this be completed prior to the commencement of the activity. For clarity, the vehicle entrance will be required to be installed prior to the construction of the building.

No formed parking is proposed in association with this application. Councils Development Manager has assessed the amended proposal and is comfortable that an all-weather surface and marked car parking spaces are not necessary at this time given the anticipated frequency of use and the number of parks required to be provided. If the nature and scope of Domain activities were to be expanded in the future, an assessment against Chapter B9 Transport with regards to the parking standards of the District Plan would be undertaken in conjunction with any s127 variation or s88 land use resource consent applications received.

Lastly, I also note that by not constructing an all-weather surface and marked car parking spaces, this will align with the rural amenity of the site and wider area.

**Site Coverage**

The Santoft Domain encompasses an area of approximately 8.6ha overall. Only a small proportion of the site is currently proposed to be developed. The new community facility building, and associated car park will only take up a small footprint in the overall context of the site. The proposed community building will be set back approximately 65m from the Santoft Road boundary and I consider there will be minimal impact to the overall site.

In conclusion, it is considered that the effects of the activity on the wider environment will not be more than minor.

*(b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and*

This section allows discretion for the application of what is commonly referred to as the 'permitted baseline test', so allowing recognition that activities may have similar or greater effects than a proposed activity.

The permitted baseline test has not been applied in this instance.



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<p><i>(c) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and</i></p> <p>The proposal is for a discretionary activity.</p>
<p><i>(d) must disregard trade competition and the effects of trade competition; and</i></p> <p>Trade competition and the effects of trade competition have been disregarded.</p>
<p><i>(e) must disregard any effect on a person who has given written approval to the relevant application.</i></p> <p>Written approval has been received from:</p> <p>Murray &amp; Lorina Spring (owner and occupier) – 971 Santoft Road, Bulls                  Garry &amp; Maryann Bennet (owner and occupier) – 1001 Santoft Road, Bulls</p>
<p><b>Section 95D conclusion:</b></p> <p><b>The effects on the environment are not more than minor.</b></p>

<p><b>95E – AFFECTED PERSONS ASSESSMENT</b></p> <p><i>(1) For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an <b>affected person</b> if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).</i></p> <p>In considering the application I have had regard to the actual and potential effects, and as a discretionary activity the matters of discretion are not limited. I have considered the effects on the environment to be no more than minor, however further consideration is required regarding additional properties in this general location.</p> <p>As 971 and 1001 Santoft Road have provided their affected party consent, any effects on these persons must be disregarded.</p> <p>In terms of those who haven't provided their affected party consent, the applicant has provided assessments with regards to the following neighbouring properties:</p> <ul style="list-style-type: none"> <li>• 6 &amp; 10 Beamish Road and</li> <li>• 883 Santoft Road</li> <li>• 918 Santoft Road</li> <li>• 1021 &amp; 1051 Santoft Road.</li> </ul> <p>As such, an assessment is provided with regards to these neighbouring properties as identified in figure 10 below and generally considers the following matters:</p> <ul style="list-style-type: none"> <li>• Rural character and amenity</li> <li>• Noise</li> <li>• Traffic</li> </ul> <p><u>6 &amp; 10 Beamish Road, Bulls</u></p> <p>The application states:</p> <p><i>"6 and 10 Beamish Road is north of the Domain, located on the corner of Santoft Road and Beamish Road. This property contains a dwelling and vacant former school building. The dwelling is north of the school building which occupies more of the corner of this site. The intervening school, buildings</i></p>
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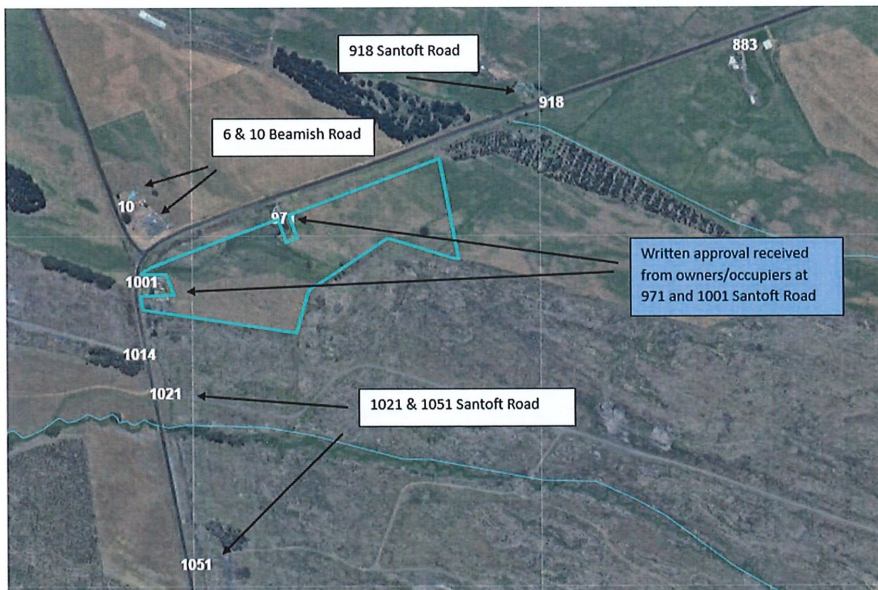
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*and separation distance between the Domain and the dwelling at this property, combined with the benign nature of the proposed activities, ensures that any adverse noise effects will be less than minor."*

I concur with the applicant's assessment above. The application proposes a modest scheme/scale of proposed activities, which will be able to operate innocuously without adversely affecting the character and amenity of this rural environment, subject to the conditions of consent discussed below. The largest event proposed (use of the Domain for orienteering) is only proposed to occur twice a year with a maximum of 50 attendees. Although this would be a relatively small-scale event, it would be a new activity and a change for the otherwise unused Domain. I propose a condition of consent whereby the Domain Committee shall advise nearby residents of the upcoming event including the dates and duration of the event. The information shall also include a contact person and phone number for them to contact. I believe this approach would sufficiently address any potential issues with increased traffic, noise and rural amenity particularly during the initial period where Domain activity establishes on the site.

Additionally, I consider it is appropriate to include a condition whereby Council can initiate a review of the conditions of consent under s128 of the Resource Management Act 1991, in order to ensure the conditions adequately address any adverse environmental effects going forward. A potential trigger for a review of conditions would be if Council started to receive noise complaints.

In summary, subject to the conditions recommended above, I consider effects in relation to 6 & 10 Beamish Road will be less than minor.



**Figure 10:** Closest dwellings to the application site  
883 Santoft Road

The application states:

*"This property, due east of the Domain, is in farming use. The dwelling on this farm is 800m plus from the proposed community building and 530m plus from the Domains eastern boundary. These substantial separation distances, coupled with intervening vegetation on no.883m, mitigates potential adverse amenity effects, including noise, to a less than minor level."*

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I concur with the applicant's assessment above and consider any effects in relation to 883 Santoft Road will be less than minor.

#### 918 Santoft Road

The dwelling located at 918 Santoft Road is located approximately 460metres to the northeast of the proposed location of the community building. There is extensive mature vegetation between the proposed building and this dwelling which will block view of the proposed building. As such, I do not consider there will be any adverse amenity or noise effects for this property due to the extensive separation distance and existing visual buffer. However, I do note the dwelling is located in relative proximity to Santoft Road and as such may be affected by increased traffic along the Road such as when an orienteering event is held. As recommended above, a condition of consent is proposed to advise nearby neighbours upcoming Orienteering events. I also recommend the occupiers of 918 Santoft Road also be advised as courtesy.

In summary, subject to the condition recommended above, I consider effects in relation to 918 Santoft Road are considered to be less than minor.

#### 1021 & 1051 Santoft Road

The application states:

*"This property is directly south of the Domain and is in farming use and does not contain a dwelling. There will be no adverse noise effects on this property given the absence of residential use."*

I concur with the applicant's assessment above and consider any effects in relation to 1021 & 1051 Santoft Road will be less than minor.

In conclusion, it is considered that the effects of the activity on the environment will be no more than minor and there are not considered to be any affected persons. In summary, there are not considered to be any affected persons.

*(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—*

*(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*

*(b) must, if the activity is a controlled activity or a restricted discretionary activity, 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) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*

This section allows discretion for the application of what is commonly referred to as the 'permitted baseline test', so allowing recognition that activities have similar or greater effects than a proposed activity.

The permitted baseline test has not been applied in this instance.

The application is for a Discretionary Activity. As such, all actual and potential adverse effects of the activity have been considered.

There is not a relevant statutory acknowledgement under Schedule 11 for consideration.

*(3) A person is not an affected person in relation to an application for a resource consent for an activity if—*

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<p>(a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or</p> <p>(b) the consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person's written approval.</p> <p>(4) Subsection (3) prevails over subsection (1).</p>
No written notice has been provided and no approvals are required as per s.95E(1).
<b>NOTIFICATION DECISION</b>
<b>The application does not require public notification in accordance with section 95A and shall be processed as non-notified (without the need for limited notification) in accordance with Section 95B of the Act.</b>

**7 ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT (SECTION 104 and 104B)**

<b>104 Consideration of applications</b>	
(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—	
(a) any actual and potential effects on the environment of allowing the activity; and	
See the section 95D Effects on the Environment Assessment under section 6 of this report, which concludes that the adverse effects on the environment from the proposed activity will not be more than minor, subject to the appropriate conditions of consent.	
(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	No measures to ensure positive effects on the environment to offset or compensate for any adverse effects are required.
(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	No provisions of other documents in section 104(1)(b)(ii), (iii) & (iv) are relevant to this proposed activity.  Section 104(1)(c)(i), (v) & (vi) are relevant and are discussed below in Section 8.
(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.	See Section 8 below.
(2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.	The permitted baseline was not applied.
3) A consent authority must not,— (a) when considering an application, have regard to— (i) trade competition or the effects of trade competition; or (ii) any effect on a person who has given written approval to the application:	There are no trade competition effects.  Written approvals were provided and any effects on those persons has been disregarded.
(c) grant a resource consent contrary to— (i) section 107, 107A, or 217: (ii) an Order in Council in force under section 152: (iii) any regulations: (iv) wāhi tapu conditions included in a customary marine title	To grant the consent would not be contrary to s.104(3)(c).

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<p><i>order or agreement:</i>                  (v) section 55(2) of the Marine and Coastal Area (Takutai Moana) Act 2011:</p>	
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**8 RELEVANT PROVISIONS (104(1)(b) and 104(1)(c))**

**104(1)(b)(i) National Environmental Standards**

There are nine National Environmental Standards (NES) that have been prepared under sections 43 and 44 of the Resource Management Act 1991 and are in force as regulations. These cover air quality, human drinking water, telecommunications facilities, electricity transmission, plantation forestry, freshwater, marine aquaculture, outdoor storage of tyres and management of contaminants in soil.

*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*

This NES addresses the assessment and management of the actual and potential adverse effects of contaminants in soil on human health from particular activities. The proposal involves minor excavations to establish foundations for the proposed building as well as a changing the land use from pastoral activities to community activities in conjunction with the sites Domain status. Soil disturbance is considered as an activity under the NES, when it takes place on a piece of land described under Regulation 5(7) which reads:

- (7) *The piece of land is a piece of land that is described by 1 of the following:*
  - (a) *an activity or industry described in the HAIL<sup>1</sup> is being undertaken on it;*
  - (b) *an activity or industry described in the HAIL has been undertaken on it;*
  - (c) *it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.*

The site is currently utilised for primary production purposes and the applicant has confirmed that no HAIL activities have occurred at the site. Additionally, the site is not identified within the Rangitikei District Plan as being 'contaminated' or 'potentially contaminated'. Therefore, the land on which the proposed change of land use is to take place, is not a piece of land that has had a HAIL undertaken on it and is not covered by Regulation 5(7).

For the above reasons, it is considered that the NES regarding contaminants in soil does not apply to the consideration of this application.

No other NES's are applicable to the proposed development.

**104(1)(b)(iii) National Policy Statements**

There are seven National Policy Statements (NPS) that have been prepared under section 52(2) of the Resource Management Act 1991 and enable Government to prescribe objectives and policies for matters of national significance which are relevant to achieving the sustainable management purpose of the Act. These cover urban development, freshwater management, greenhouse gas emissions, renewable electricity generation electricity transmission, productive soils and the NZ Coastal Policy Statement.

*NPS on Highly Productive Land 2022*

The NPS on Highly Productive Land (NPS-HPL) seeks to ensure that highly productive land is protected for use in land-based primary production, both now and for future generations. The NPS applies to all land within a rural zone and that is identified as being Land Use Capability (LUC) Classes 1 to 3. Rangitikei District Council Planning maps identify the application site as containing LUC Class 3 & 4 soils as can be seen in Figure 10 below.

<sup>1</sup> The current edition of the Hazardous Activities and Industries List

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Clause 3.9 of the NPS requires Territorial Authorities to protect highly productive land from inappropriate use and development. Clause 3.9(2)(g) & (i) of the NPS-HPL is relevant to this application which state that a use or development of highly productive land is inappropriate except where it is a small-scale or temporary land-use activity that has no impact on the productive capacity of the land or it provides public access, and the measures in subclause (3) are applied.

Clause 3.9(3) states:

(3) Territorial authorities must take measures to ensure that any use or development on highly productive land:

- (a) minimises or mitigates any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land in their district; and
- (b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on land-based primary production activities from the use or development.



Figure 11: Soil Classification – Yellow (Class 3) and Blue (Class 4)

As discussed above, the Domain was originally designated by the Crown as a 'reserve for recreation purposes...to be a public domain' under the Reserves Act 1953. The Domain was gazetted in 1985 under the Reserves Act 1977 (which replaced the 1953 Act) as a recreational reserve and vested with the Rangitikei County council (as it was known prior to 1989 local government reform). As a recreational reserve the Domain provides for public access. Additionally, Section 17(1) of the Reserves Act 1977 states:

17 Recreation Reserves

- (1) It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.

Although the Santoft Domain contains LUC Class 3 soils, the land parcel has been legally set aside for recreation purposes as per s17(1) of the Reserves Act 1977 as above. Furthermore, the building is small in scale and will have no impact on the productive capacity of the land. The Domain Committee is only proposing to utilise a small percentage of the overall land parcel for the establishment of the Community Building and associated community activities. The balance of the land parcel will continue to be used for primary production purposes. As such, I consider the proposal to be appropriate in regard to the NPS-HPL.

**104(1)(b)(v) Regional Policy**

The proposed activity is not considered to be inconsistent with the Regional Policy Statement or Regional Plan.

**104(1)(b)(vi) Rangitikei District Plan**

There are a number of objectives and policies that are of relevance to the consideration of the application. These have been taken into account in the assessment below:

<b><u>A2 Natural Environment</u></b>	
<b>Objective 7A</b> <i>Ensure that activities dissociated from primary production or meeting the needs of rural communities are minimised, and, where those activities do occur, manage them to avoid or mitigate potential conflicts with primary production activities</i>	The proposal to establish a community building at the Santoft Domain will provide for a meeting space for this rural community. As mentioned above, the Domain was gazetted as a recreation reserve in 1963 and this application serves to formally establish recreational use at the site. The new community building will be physically set back off Santoft Road. Although there will be a physical change to the rural environment, I consider the small scale of the proposed building and associated activities will be appropriate in this rural environment and in keeping with the intent of the gazetted purpose. Conditions of consent will ensure that effects not anticipated by the change of land use are appropriately managed.
<b>Policy A2-1.4</b> <i>Preserve the largely open space and unbuilt nature of the rural environment, and maintain the distinctive cultural landscapes associated with the predominance of primary production.</i>	The building footprint is relatively small in the context of the overall site. The majority of the site will remain in primary production use. The siting and appearance of the building will be appropriate in the context of the site. The application states:  <i>"By limiting the building scale to a very modest size, the opens space and unbuilt nature of the rural environment is maintained."</i>
<b>Policy A2-1.6</b> <i>seeks to avoid the fragmentation of rural land for residential development.</i>	No fragmentation of rural land is proposed.
<b><u>A5 Transport</u></b>	
<b>Objective 23</b> <i>Ensure that the safety and efficiency of the existing transportation network is maintained, and that additions to the network complement the existing network.</i>	The proposal will not compromise the safety and efficiency of the existing transportation network. The existing vehicle crossing will be upgraded to meet Council standards as a condition of consent.
<b><u>A6 Special Assessment Policies - Transport</u></b>	
<b>Policy A6-2.5</b> <i>The Council will consider reduction in parking provisions where: a) it can be demonstrated that the demand for parking generated by each</i>	Whilst no formal formed parking is proposed, there is a generous area available for parking to occur at the site. I do not consider the small scale of the activities proposed to occur at the

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<p><i>activity does not occur simultaneously and that the operational hours or arrangements of those activities allow for sharing of parking spaces; or</i></p> <p><i>b) the required parking may be provided on a nearby site, provided that site is close enough to the site of the activity to effectively accommodate the demand for parking that is expected to be generated by the activity.</i></p>	<p>site warrant the considerable expense that would be incurred to form, metal and seal a parking area to the required Council standards. Council's Development Manager agrees formal, marked out parking spaces are not practically required based on the proposed activity.</p> <p>If the area proposed to be set aside (fenced area adjacent to the community building) within the Domain for parking were not able to accommodate all the vehicles associated with one of the approved activities (for example the orienteering twice yearly club meeting) there is an extensive area of the larger domain site that would be available for parking in this circumstance.</p>
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**9 CONCLUSION & RECOMMENDATION**

It is recommended that the application need not be publicly notified under Section 95A of the Resource Management Act and that the application need not be limited notified under Section 95B of the Resource Management Act. It is recommended that the application be non-notified.

The proposed activity is consistent with the relevant objectives and policies of the Rangitikei District Plan and any adverse effects on the environment will be minimal/negligible. Therefore, it is recommended that the application for activities not permitted in the Rural Zone, along with transport breaches at **967 Santoft Road, Santoft** be **granted**.

Report prepared by Liz Whitton, Planner.

04/06/2024

Report reviewed by Johanna Verhoek, Senior Planner

05/06/2024

**Report approved and recommendations adopted by Johan Cullis, Group Manager – Regulatory Services, under delegated authority pursuant to Section 34 and 34A of the Resource Management Act 1991.**

Johan Cullis  
Group Manager – Regulatory Services

Decision Date: 07/06/2024



**8.2 Resource Consent and Building Consent**

**Author:** Heather Thorby, Chair

**1. Reason for Report**

- 1.1 For the committee to discuss the Resource and Building Consent.

**Recommendation**

If needed:

**ITEM 8.2**

### 8.3 Santoft Domain Transactions Report

**Author:** Lorraine Bergen, Manager Financial Services

**ITEM 8.3**

#### 1. Reason for Report

1.1 Transactions Report to the end of May 2024.

#### Attachments:

1. SDMC - Transactions Report [↓](#)

#### Recommendation

That the Santoft Domain Transactions Report be received.

Santoft Domain - Transactions (4410199502)			
Date	Value		Details
Opening Balance		-101,305.12	
1/07/2022	3,100.00	-104,405.12	2022 EOFY Accrual (GLASGOW A MISCELLANEOUS)
4/08/2022	-3,100.00	-107,505.12	GLASGOW A MISCELLANEOUS
24/08/2022	375.65	-107,129.47	AP Heather J Thorb Printing A1 plans at Marton Printery
8/09/2022	2,000.00	-105,129.47	AP Vision Architec 142042/01 Stage 1A Santoft Domain Design Proposal
21/09/2022	356.5	-104,772.97	AP Roadrunner Manu Payment for Santoft Domain
23/01/2023	-3,100.00	-107,872.97	GLASGOW A MISCELLANEOUS
7/02/2023	40.78	-107,832.19	AP Genesis Energy 144420/03 Toilet shower block santoft road
23/12/2022	7,800.01	-100,032.18	AP Cameron Gibson 144417/01 Geotechnical Investigation and liquefaction
28/03/2023	8,490.00	-91,542.18	AP Vision Architec 145281/01 Santoft- Per Stage 2A + 2B Design Agreement
19/04/2023	1,500.00	-90,042.18	AP StructD Limited Building consent & Documation
19/04/2023	8,490.00	-81,552.18	AP Vision Architec Design Agreement
2/04/2023	1,500.00	-80,052.18	AP Objective Corpo 145685/01 Santoft domain management committee
3/05/2023	-8,490.00	-88,542.18	AP Vision Architec Double payment invoice 985
13/06/2023	7,454.29	-81,087.89	AP Laser Electrica 146592/01 Santoft domain management committee
30/06/2023	-3,450.00	-84,537.89	Interest allowed on special funds
30/06/2023	-7,497.00	-92,034.89	Interest allowed adjustment for previous years up to 6/2023
Closing Balance		-92,034.89	as at 30/06/2023
27/02/2024	1,198.26	-90836.63	AP Rangitikei Dist 150274/01 Santoft domain management committee
28/02/2024	1,950.00	-88886.63	AP Premier Plannin 150564/01 Santoft Domain Comm Building site visit- repo
21/03/2024	-3,100.00	-91986.63	GLASGOW A MISCELLANEOUS

**8.4 Draft Signs and Public Places Bylaw 2024****Author: Kezia Spence, Governance Advisor****1. Reason for Report**

- 1.1 The Chair requested this item.
- 1.2 The below information has been emailed to all community committees and community board. This has been included for the committee's information.

**2. Draft Signs and Public Places Bylaw 2024**

- 2.1 Council is proposing to replace the Public Places Bylaw 2013, Trading in Public Places Bylaw 2013, and Control of Advertising Signage Bylaw 2013 with the Draft Signs and Public Places Bylaw 2024.
- 2.2 Council Bylaws are a set of rules that are created to control specific activities within the Rangitikei District. Bylaws are a way the Council can address nuisances and health and safety concerns. Bylaws focus on the issues that Council has determined can be dealt with appropriately using regulatory enforcement.
- 2.3 The purpose of this draft Bylaw is to:
  - 2.3.1 Protect the public from nuisance and maintain public safety in public places,
  - 2.3.2 Regulate trading in public places, and
  - 2.3.3 Regulate signs in public places.
- 2.4 In particular, this Bylaw addresses:
  - 2.4.1 Damage to public facilities which may have an adverse effect on other users,
  - 2.4.2 Obstruction of public access and projections onto public spaces,
  - 2.4.3 Use of public places that have a detrimental effect on the ability of the use of public places,
  - 2.4.4 To regulate the conduct of people selling goods and services in public places,
  - 2.4.5 To regulate the conduct of people using vehicles, trailers or relocatable structures to sell goods and services in public places, and
  - 2.4.6 To regulate signs to ensure the safety of vehicles and pedestrians using public places.
- 2.5 The statement of proposal and the draft bylaw can be found on our website: Draft Signs and Public Places Bylaw 2024: Rangitikei District Council

**Recommendation**

That the report Draft Signs and Public Places Bylaw 2024 be received.

## **9 Meeting Closed.**