

LU 5311  
20<sup>th</sup> November 2019

Anglican Diocese of Wellington  
c/- Matthew Soong  
PO Box 55  
**Palmerston North**

Attn: Matthew Soong

**BY EMAIL:** [honeyshape@icloud.com](mailto:honeyshape@icloud.com)

Dear Matthew,

**PALMERSTON NORTH CITY COUNCIL  
LAND USE CONSENT – RC LU 5311: ALL SAINTS CHURCH,  
338 CHURCH STREET, PALMERSTON NORTH**

Thank you for your application for resource consent in relation to the above address. As outlined with Council's acknowledgement letter, I am processing this application on behalf of Palmerston North City Council. I can confirm I am engaged in an independent capacity.

Section 92(1) of the Resource Management Act 1991 (RMA) states:

- (1) *A consent authority may, at any reasonable time before the hearing of an application for a resource consent or before the decision to grant or refuse the application (if there is no hearing), by written notice, request the applicant for the consent to provide further information relating to the application.*

I have assessed your application and pursuant to Section 92 of the Resource Management Act 1991, I request the following further information:

1. Please provide a demolition plan which clearly indicates the extent of demolition works. This could be made clear through specific notes or other form of denotation (perhaps by use of colour) on the existing plan.
2. Please provide a southern elevation of the building (existing and proposed); and, a complete existing site plan with carparking and location of existing buildings labelled on-site (and buildings on neighbouring sites). This information would assist in understanding the relationship between the All Saints Church and the Sunday School Hall at the rear; and, the setting in which the heritage building is located.

3. Please provide diagram(s) showing the current accessibility constraints of the building; the ways in which these constraints may be exacerbated by the proposed strengthening; and, the ways in which the proposed addition addresses these constraints.
4. Please provide comparative views (renders or photo montages) of the existing building and the proposed design – ie, photographs of the building taken from typical views placed side-by-side with the equivalent views of the proposed design. These views should be taken at various angles to reflect the perspectives in which the building would be viewed (e.g. front-on; from due north and north-east).

Note: I suggest it would be helpful to discuss this further and agree possible locations prior to this information being provided.

5. Reference is made throughout the documents included in the application of previous design iterations, including an earlier design that was taken to consultation; and, options for a west porch entry, that were discarded. Can you please outline what these alternative options were, including what options were consulted on with parties.

Note: it would be useful to demonstrate through further evidence why a west entry was considered to be an unworkable solution; and, understand see how previous designs have been “improved” in light of heritage considerations or issues raised as stated within the application.

6. Reference is made throughout the documents included in the application that the addition is “the minimum necessary” change for the building to meet current and future needs of the Church community. Please provide further explanation of how the addition, in its particular form, is the “minimum necessary” or alternatively, please clarify what is meant by this statement.
7. Please outline whether any consultation has occurred with the Council’s Roading Manager with respect to structure(s) over/within legal road; and if so, please detail the outcome of that consultation.
8. Please identify and assess any relevant Assessment Criteria under the Palmerston North City District Plan (being relevant provisions under Section 104(1)(b) of the Act).
9. Please advise what consent conditions, if any, you wish to may wish to offer with respect to this resource consent application.

#### Information Supporting Written Approval

The written approval of the owners of *The Grand* (41-44 The Square) has been provided. It is unclear what information has been provided to this party when obtaining approval. Please clarify this, should you wish for this written approval to be accepted.

#### **General Information**

This is a request for further information pursuant to Section 92(1) of the RMA 1991. Pursuant to Section 92A you have the following options in response to this request:

- (1) *An applicant who receives a request under section 92(1) must, within 15 working days of the date of the request, take one of the following options:*

- (a) provide the information; or*
  - (b) tell the consent authority in a written notice that the applicant agrees to provide the information; or*
  - (c) tell the consent authority in a written notice that the applicant refuses to provide the information.*
- (2) A consent authority that receives a written notice under subsection (1)(b) must—
- (a) set a reasonable time within which the applicant must provide the information; and*
  - (b) tell the applicant in a written notice the date by which the applicant must provide the information.*

If the information is not provided within the timeframes as set out above or the applicant refuses to agree to the commissioning of the report, Council will continue to consider the application under Section 104 and is required to publicly notify the application pursuant to Section 95C of the RMA 1991.

**Please direct any further information to the address for service identified below.**

Please do not hesitate to contact me if you have any queries about this request.

Yours sincerely,



Ryan O'Leary  
**CONSULTANT PLANNER**  
**Palmerston North City Council**

Address for Service:

The Property Group  
PO Box 12066,  
Palmerston North 4444  
Mobile: 027 469 8992  
Email: [roleary@propertygroup.co.nz](mailto:roleary@propertygroup.co.nz)