

1 September 2020



Craig Friedel
Harrison Grierson
By email to: C.Friedel@harrisingrierson.com

Dear Craig

Re: Prebbleton Reserve NOR – Proposed changes post submissions

Following closure of the submission period, Selwyn District Council (the Applicant) has been considering matters raised by submitters, particularly with regard to traffic and noise effects. Although detailed design work has not been undertaken at this stage of the process, Lisa Williams from Novo Group has investigated the proposed changes suggested by submitters to the main car park entrance off Birchs Road. She has determined that there is sufficient space in the Birchs Road road reserve to accommodate a right turn bay into the main car park. There is also sufficient area to accommodate a left turn and right turn lane on the exit of the car park.

The applicant has also considered the issues raised by submitters with regard to parking on the grass verges of Leadleys Road. We wish to clarify that the road frontage has sufficient area to provide approximately 70 perpendicular car parks adjacent to the park and full size playing fields. The Applicant has also increased the size of the car park adjacent to the dog park from 35-45 spaces to 65-75 spaces. We consider this provision of car park spaces will sufficiently reduce the likelihood that parking on the road reserve will occur. The Applicant further commits to sealing this car park.

Attached is an updated Master Plan which demonstrates:

- A right turn arrow to indicate a right turn bay into the site;
- Arrows at the car park entrance to demonstrate a left turn and right turn lane on exit from the car park;
- An increase to the size of the car park by the dog park;
- A change to the location of the toilet on Leadleys Road to just outside of the car park area;
- Removal of the gravel car parking notation as all parking except the service/maintenance area will be sealed; and
- Removal of the word "Etc" from the Buildings key.

The Applicant wishes to reiterate that no club rooms are proposed. The building will provide changing rooms, toilets, showers and storage only.

Due to the changes proposed to the Master Plan, the Applicant requested that Acoustic Engineering Services (AES) consider whether these changes had any implications in terms of their assessment of noise effects. Attached is a memorandum from AES confirming that:

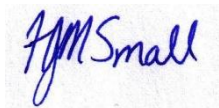
- The increase in the size of the car park beside the dog park will result in an increase in noise received at 333 Leadleys Road by 3 dB, however this remains well below the District Plan daytime noise limit;
- Because this activity would replace use of the main car park, predicted levels from the main car park to 160 and 176 Birchs Road would reduce accordingly;
- The changes do not affect their assessment of night time noise levels; and
- Changes to the main car park entrance will not result in any change to the predicted noise levels.

Two submitters raised concerns around noise levels from the proposed changing rooms. The Applicant confirmed to AES that this building would not be used as a club rooms and no alcohol would be permitted within the building. The Applicant also provided the plans for a similar building at Foster Park so AES could update their model to consider doors opening on other sides of the building. These changes to the model have resulted in predicted noise levels at some properties decreasing. Noise levels are predicted to increase at 160 and 176 Birchs Road, although the predicted noise levels are still less than 32 dB L_{A10} which is well below the District Plan noise limits.

The Applicant seeks that you circulate this letter and the updated Master Plan to all submitters as soon as possible so they have the opportunity to consider it prior to the Hearing. The Applicant will respond to all other matters raised in submissions through the hearing process. Could we also please seek that you look to set a hearing date.

Yours sincerely

Incite



Fiona Small
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Attachments:

- Updated Master Plan
- Memorandum from AES