

BEFORE THE SELWYN DISTRICT COUNCIL

IN THE MATTER                      of the Resource Management Act  
1991

AND

IN THE MATTER                      an application by Selwyn District  
Council to designate land for  
recreation reserve purposes at 27  
Hamptons Road, Prebbleton

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STATEMENT OF EVIDENCE OF FIONA SMALL

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## Statement of Professional Qualifications and Experience

1. My name is Fiona Jo-anne Maree Small. I hold a Bachelor of Arts degree and a Masters in Regional and Resource Planning from Otago University. I am a senior consultant with Incite, which practices as a resource management and environmental consultancy, with associated offices in Wellington and Auckland. I have been in this role since 2001.
2. I have been a resource and environmental management consultant for over 20 years and have been involved in a number of projects for a variety of clients including district and regional councils, private clients, Crown entities and infrastructure related clients.
3. In August 2019, I was engaged by Selwyn District Council to assist them with the preparation and lodgement of a notice of requirement (NOR) to designate approximately 22.5ha of land for recreation purposes at 27 Hamptons Road, Prebbleton. I undertook a site visit on 29 August 2019 and visited the site again last month. I prepared the notice of requirement application to the Selwyn District Council and this was submitted in May 2020.
4. Following lodgement of the NOR, an addendum was submitted on 17 June 2020 to update the Proposed Master Plan to include a narrow strip of land adjacent to Birchs Road (ex railway land) which was missed from the proposed site boundary. This addendum also addressed the intensive farming buffer which was identified by the Planning Officer processing the NOR.
5. In preparing my evidence, I have reviewed:
  - a) NOR: Application to Selwyn District Council to designate land for recreation reserve purposes at 27 Hamptons Road, Prebbleton, dated 26 May 2020;
  - b) The Council's notification report, dated 23 June 2020;
  - c) All submissions received on the NOR application to the Council;
  - d) The Council's section 42A Officer's Report; and
  - e) Evidence prepared by Mr Phillip Millar (Selwyn District Council), Mr William Reeve (Acoustics) and Ms Lisa Williams (Traffic).

## **Code of Conduct**

6. I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2014 and that I have complied with it when preparing my evidence. Other than when I state that I am relying on the advice of another person, this evidence is entirely within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

## **Role at this Hearing**

7. I appear at this hearing on behalf of Selwyn District Council (the Applicant), who has made an application for a NOR to designate land for recreation reserve purposes at 27 Hamptons Road, Prebbleton.
8. I have been asked by the Applicant to co-ordinate the presentation to this hearing and present planning evidence in relation to the consent application.
9. As a basis for completing this task I:
  - a) visited the proposed site;
  - b) prepared the NOR application;
  - c) examined relevant planning documents, including the District Plan and the submissions lodged to the NOR application; and
  - d) read and discussed with the Applicant and their expert witnesses, the Council Officer's report.
10. I am joined here by Phillip Millar and Dylan Robinson of Selwyn District Council (SDC), William Reeve of Acoustic Engineering Services (AES) and Lisa Williams of Novo Group Limited (Novo).
11. Mr Reeve and Ms Williams will present evidence and answer any questions the Commissioner may have regarding noise and traffic effects. Mr Millar will outline the Council's objectives for the reserve, the background to the proposal, other planning and reserve management requirements and address some of the submission points raised with regard to operational issues.

## Executive Summary

12. The application relates to a proposal to designate land for a new recreation reserve at 27 Hamptons Road, Prebbleton. The reserve is needed to meet the current and future needs of sports and recreation activities in Prebbleton, the Springs Ward and wider Selwyn District. It will provide five junior sports fields and three senior sports fields, an informal recreation area described as the 'meadow', a dog exercise area, changing rooms and public toilets. Flood lighting will be installed around the main sports fields and the park will contain a network of walking and cycling paths, including off road cycleways. Car parking for 285-295 vehicles will be provided along with 70-80 parks perpendicular to Leadleys Road and 28 cycle parks. Vehicle access is provided off both Birchs Road and Leadleys Road with a service/maintenance area off Hamptons Road. Water supply will be provided from an existing well, the reticulated sewer network will be extended to service the site and stormwater will be discharged to land via soakpits or the water race, subject to consent from Environment Canterbury.
13. Due to population growth in Prebbleton, Lincoln and the wider Springs Ward area, the establishment of a new recreation reserve is necessary to meet the identified need for additional open space and recreational facilities. A designation has been sought for the proposal to provide certainty for the Applicant and neighbours of the use of the land, in accordance with the proposed Master Plan. This approach is consistent with how the Applicant manages other recreation reserves in the District which are also designated. It will also enable the reserve to be developed through the outline plan of works process, in accordance with 'Crime Prevention Through Environmental Design Principles' (CPTED), and avoid for the need for resource consents to be lodged.
14. The Applicant consulted with a number of stakeholders including adjoining land owners, community groups, sports clubs, reserve committees and schools in the Prebbleton and Springs Ward area. The Applicant also met with representatives of Te Taumutu Rūnanga a number of times from early in the master plan development phase through to the present time. A number of key ideas such as the Pā Harakeke, native planting palette, waterway improvements and the like are directly linked to Rūnanga comments and have all received support so far. The Rūnanga also support the engagement with Enviroschools (Prebbleton Primary School) and Te Ara Kakariki to ensure some of the local tamariki (children) have input throughout the process - from



design, to planting and future educational opportunities. The Rūnanga has allocated a representative specifically to this project and the Applicant is committed to continued engagement with the Rūnanga beyond any planning requirements and this will be ongoing for the life of the project.

15. Council sought that the proposal be fully publicly notified due to public interest and to give community groups and residents the ability to make formal submissions. Fifteen submissions were received, four of which were in full support of the application. The remaining submissions raised a number of concerns around urban form, rural amenity and visual effects, infrastructure servicing and water quality, transport, noise, lighting, the national grid corridor, a park and ride transport hub and operational issues.
16. The application site is located on a busy collector road and it is not uncommon for reserves/recreational facilities to be located in a rural environment in Selwyn District. In my opinion, sufficient consideration has been given to effects on the rural character of the area. The site will maintain large areas of open space with limited buildings and extensive landscaping. Proposed flood lighting will not be inconsistent with other structures in the area such as the National Grid transmission towers/lines, and existing shelter belts and trees on surrounding property boundaries will screen views of the poles.
17. Infrastructure servicing will be adequately provided for and any stormwater discharges from car parking areas will be subject to a consent process through Environment Canterbury. The evidence of Ms Williams addresses traffic effects and the evidence of Mr Reeve addresses noise effects. Ms Williams concludes that all traffic related effects can be adequately managed such that the proposal is supportable from a transport perspective. Mr Reeve concludes that the proposal will generally comply with District Plan noise limits, except if peak activity occurs between 0700 and 0730 hours or between 2000 and 2200 hours which is unlikely. He notes that even then the magnitude of the exceedance is small.
18. In terms of operational issues and nuisance effects, security cameras will be installed around the car parks and buildings to deter vandalism and other negative behaviour and power will be supplied to the car park accesses so that lockable gates can be installed if necessary. Lighting will be designed through the outline plan of works

process to ensure potential effects from light spill are adequately mitigated and use of the lights will be managed through the reserve management plan process. The reserve management plan, which is subject to a statutory submission and hearing process, will include provisions relating to the day to day management of the reserve including policies around alcohol and smoking.

19. Other effects not raised by the submitters but discussed in the NOR application and Planning Officer's Report include earthworks and contaminated land and reverse sensitivity effects. Appropriate mitigation measures will be in place during construction to mitigate potential adverse effects from earthworks and consent will be required from the District Council for the disturbance or removal of potentially contaminated soil around the existing dwelling and farm yard area.
20. In terms of reverse sensitivity effects, the Applicant acknowledges the consent notice registered on the computer freehold register to protect the National Grid infrastructure and will abide by these conditions. In terms of the intensive farming buffer, I consider that the transitory nature of recreational activities will mean they will be less sensitive to potential adverse odour effects. No club rooms are proposed and the predominant wind (easterly) blows away from the recreation reserve, and the north west and south west winds will only skirt part of the site. In addition, the main car park is located directly opposite the intensive farming activity (if it still exists) and people will not stay in the car park for any length of time.
21. In my opinion, relying on the evidence of the experts and in accordance with the assessment set out in my evidence, the effects of the proposal will be less than minor.
22. I consider that the proposal is consistent with the relevant and applicable policy framework and is appropriate in a rural location. Due to the size of the piece of land required for the reserve and limited space within the urban boundary, a rural location is necessary. The proposed reserve will not only provide for the sporting and recreational needs of the Prebbleton and Lincoln townships but also the Springs Ward and wider Selwyn District. The proposed reserve is easily accessible and will relieve pressure on existing recreation facilities. As noted above earthworks and contaminated land will be appropriately managed and it is intended to enhance the amenity, water quality and instream habitat of the water race running through the site through

naturalisation works and riparian planting. Safe access and sufficient on-site parking are provided for and effects on amenity are appropriately mitigated. This is demonstrated by the expert assessments of Mr Reeve and Ms Williams. I agree with the Planning Officer that the proposal is consistent with the objectives and policies of the District Plan. I disagree with his assessment that the proposal is inconsistent with Policy 6.3.1 of the Canterbury Regional Policy Statement as I consider the proposed reserve is a 'large footprint park' and falls within the definition of 'rural activities' as opposed to 'urban activities'. This is discussed further in paragraphs 35-36 below.

23. Therefore, it is my opinion that the recommendation of the Planning Officer's Report should be accepted and the designation should be confirmed subject to conditions. I support the conditions as recommended in the section 42A Report.

## **Site Description and Overview of the Proposal**

24. A full description of the site and an overview of the proposal is provided in the NOR and Section 42A Report. The main points are briefly summarised as follows.
- a) the site is generally flat in topography and rectangular in shape, except where it extends to the Hamptons Road boundary;
  - b) the site is currently used for pastoral cropping activity and includes a number of shelterbelts, including along the majority of the site boundaries;
  - c) a water race extends through the site which turns into Upper Dawsons Creek in the north eastern corner of the site;
  - d) the Little River Rail Trail adjoins the Birchs Road boundary and provides a cycle link between Christchurch and Little River;
  - e) the site occupies two parcels of land and is 22ha in area plus approximately 4,300m<sup>2</sup> of land occupied by Upper Dawsons Creek;
  - f) the site is zoned Inner Plains under the Selwyn District Plan and is not subject to any other overlays;
  - g) buildings on site include an existing dwelling and three farm shed buildings;
  - h) high voltage transmission lines run through the south east corner of the site;
  - i) there are elevated levels of lead around the existing dwelling and farm working yard area; and
  - j) the site is accessed via two existing vehicle crossings off Hamptons Road.

25. The proposal is to designate land for a new recreation reserve to meet the current and future needs of sports and recreation activities in Prebbleton and the wider Selwyn district. A full description of the proposal is included in the NOR application but includes the following:

- Construction/formation of five junior sports fields and three full sized sports fields;
- Floodlighting of the area containing three full size sports fields and one junior sports field for evening practices as required;
- Formation of a 'Meadow' for informal recreational use;
- Dog exercise area along the eastern boundary of the reserve;
- Youth space/play area;
- Naturalisation of the water race that runs through the site and flows into Upper Dawsons Creek;
- Landscaping across the site comprising native vegetation and riparian planting;
- An extensive series of shared paths within the site, including off-road cycle paths/trails;
- Changing rooms and public toilets on the western side of the reserve, adjacent to the main car park;
- Public toilets in the centre of the park and adjacent to the car park by the dog park;
- Wastewater connection to the Prebbleton township reticulated network (note: this will require extension of this network down Birchs Road);
- Water provision through an existing well on the site which has consent from ECAN to irrigate up to 22ha of land (CRC183129);
- Stormwater discharge to land via soakpits or to Upper Dawsons Creek (note: these will be authorised by resource consent from Environment Canterbury (if not a permitted activity));
- Vehicle access to the service/maintenance area off Hamptons Road. This area will be metalled and will be used for storage of maintenance vehicles and materials. It will likely also be used for a pump house for the irrigation system required for the reserve;
- Vehicle access to the main car park off Birchs Road and a second access for emergency access only. Parking for approximately 220 cars within a fully sealed

car park (note: during off peak times, parts of the car park will be utilised for skating/scootering, half-court basketball and so on);

- Vehicle access to a second car park off Leadleys Road with car parking for 65 to 75 cars within a fully sealed car park;
- Roadside parking for approximately 70-80 cars perpendicular to Leadleys Road;
- A shared path to connect to the Rail Trail so users can choose whether to divert into the site or continue on the existing Rail Trail on Birchs Road;
- Twenty-eight cycle parks provided in several locations around the reserve;
- Reduction of the speed limit to 60km/hr on Hamptons, Birchs and Leadleys Roads through the Land Transport Rule – Setting of Speed Limits 2017 provision;
- Hourly traffic generation of approximately 371 vehicles if the worst case peak demand for all activities occurred at the same time (winter months);
- Lighting in the car parking areas, dog park, public facilities, toilets and along shared paths for safety and security reasons; and
- Staging of the development of the park: Stage 1 being the southern side of the water race/Upper Dawsons Creek (2021-2022). Stage 2 being the northern area (2026-2027).

26. An addendum letter was submitted on 17 June 2020 to confirm the legal description of the site. The narrow strip of land adjacent to Birchs Road utilised for the Little River Rail Trail (ex railway land) was omitted from the legal description specified in the NOR application. This letter also confirmed that no clubrooms are proposed and provided an assessment of reverse sensitivity effects related to an intensive farming buffer. This letter is attached as **Attachment 1**.

27. A second letter was submitted on 1 September 2020, following closure of the submission period, to address a number of matters raised by submitters, particularly with regard to traffic and noise effects. An updated Master Plan was submitted which included the following changes:

- 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.
28. This letter failed to specify that the increase in the size of the car park by the dog park would mean that the main car park could be reduced by 30 spaces. This is however, addressed in the AES noise memorandum discussed in paragraph 30 below. The provision of car parking within the site remains at 285-295 spaces which is more than the estimated peak demand (265 spaces).
29. The letter also confirms that the Leadleys Road frontage has capacity to provide approximately 70 (likely 70-80) perpendicular car parks adjacent to the park and the full size playing fields. This letter and the updated Master Plan is attached as **Attachment 2** to this report.
30. The proposed changes were considered by AES in a memorandum dated 28 August 2020 to determine whether they would result in any implications in terms of the assessment of noise effects. This memorandum is attached as **Attachment 3** to this report. In summary:
- 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.
31. AES also updated their noise model in terms of the use of the proposed changing rooms (not as a club rooms and no alcohol consumed within the building) and 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 LA10 which is well below the District Plan noise limits.

32. One final matter to address here is the proposed use of the sports fields. The submission of H and T Fraser (S11) noted that the proposal description in the NOR application states (page 10), *"The three full size fields and one junior field will be floodlit to allow practice at night time during winter months"*. The submitter has correctly pointed out that winter months are June, July and August. It is intended that the fields will be available for use all year round and will be floodlit for evening use to a training and practice standard during low levels of lighting. This will extend beyond the months of June, July and August.

## **Statutory requirements**

### **Part 2 of the RMA**

33. An assessment of the proposal against Part 2 of the RMA is included in the NOR application. I consider that the proposal is in accordance the purpose and principles of Part 2 of the RMA and I note that the Planning Officer agrees with this conclusion in paragraph 117 of his report.

### **Section 171(1)**

34. Section 171(1) of the RMA sets out matters that the consent authority must, subject to Part 2, have regard to when considering an application for a NOR. These are set out in the NOR application and an assessment against the Canterbury Regional Policy Statement (CRPS) and Selwyn District Plan is provided.
35. The Planning Officer agrees that the proposal is consistent with the relevant objectives and policies of the District Plan (paragraph 98) and with the objectives and policies of Chapter 5 of the CRPS (paragraph 102). The Planning Officer provides further assessment of the proposal against Chapter 6 of the CRPS and I agree with his assessment (paragraphs 103-110), except in relation to his assessment of Policy 6.3.1. This policy requires that new urban activities only occur within existing urban areas or

identified 'greenfield priority areas'. Urban activities are defined in the definitions for Greater Christchurch to mean "*activities of a size, function, intensity or character typical of those in urban areas and includes: ...sports fields and recreation facilities that service the urban population (but excluding activities that require a rural location...)*". The proposed reserve will serve the urban population of the township of Prebbleton but it will also serve the wider Springs Ward area and Selwyn District. Due to the size of the reserve required, which is necessitated by the wider population it will service, and the lack of available land within the Prebbleton urban environment, the proposed reserve requires a rural location. Rural activities are defined as "*means activities of a size, function, intensity or character typical of those in rural areas and includes:...Large – footprint parks, reserves, conservation parks and recreation facilities*".

36. Therefore, I disagree with the Planning Officer that the proposal is inconsistent with Policy 6.3.1 as the park will not just service the urban population and large footprint parks and reserves are included in the definition of rural activities and appropriate in a rural location. I consider the proposed reserve fits within the definition of 'rural activities' and Policy 6.3.1 is therefore not relevant to the proposal. It will not have clubrooms or large areas of seating which are more typical of a metropolitan facility. I note that the provision of recreation areas and facilities in the rural environment is consistent with Objectives B2.3.1 and B2.3.2 and Policies B2.3.1 and 2.3.2 of the Selwyn District Plan which recognise that there are many community facilities located in rural areas in Selwyn District
37. I agree with the Planning Officer that the proposal is consistent with the Greater Christchurch Regeneration Act 2016 and the Land Use Recovery Plan (paragraphs 111-115).
38. In terms of consideration of alternative sites, routes or methods of undertaking work, the Planning Officer considers the adverse effects will not be significant, so no consideration of alternatives is required. I agree with this conclusion, however note that an assessment of these matters is included in the NOR application. The subject site was selected as the best site, being the largest site and the only site to have an existing cycle/pedestrian connection to the Prebbleton township.



39. The need for the work and designation to meet the Applicants objectives are considered in the NOR application and further discussed in the evidence of Mr Millar. I note that the Planning Officer agrees that the designation is reasonably necessary for achieving the authorities' objectives (paragraph 96).
40. Finally, Section 171(1B) provides for consideration of any positive effects to offset or compensate for any adverse effects. Positive effects are considered in the NOR application and I note that the Planner Officer agrees that the designation will have positive effects for the community as it will provide for the future sport and recreation needs of Prebbleton and the wider community (paragraph 88).

## **Effects on the environment**

41. An assessment of potential effects of the proposal on the environment is included in the NOR application. This includes consideration of visual, transport, noise and lighting effects and CPTED principals.
42. These potential effects and others have been raised by submitters and are addressed further below under the heading of 'Submissions'.
43. It is my opinion that effects on the environment can be adequately mitigated for the following reasons:
- The proposal will maintain large areas of open space with limited buildings and extensive planting;
  - Light poles are not inconsistent with the modified environment which includes national transmission towers and shelterbelts and potential effects of light spill will be adequately managed through the outline plan of works process;
  - Infrastructure servicing and maintenance of water quality will be provided for;
  - The site is appropriately located on a collector road which has sufficient capacity for the anticipated increase in traffic to the site and there is appropriate provision for car parking;
  - Noise levels associated with the operation of the reserve are predicted to comply with current best practice and generally comply with the District Plan limits other than in a worst case scenario that is unlikely to occur; and

- Operational issues will be managed through a reserve management plan and other relevant Council bylaws/policies.
44. Therefore, I consider that the proposed recreation reserve is an appropriate use of land and the effects of the proposal will be adequately mitigated through designation conditions, the outline plan of works process and through the development of a reserve management plan.

## **Submissions**

45. Fifteen submissions were received to the NOR application, four of which were in support of the application. These were Prebbleton Football Club (S13), K and E Dixon (S14), A and B George and E and B Jeffs (S15) and the Little River Railtrail Trust (S07). Prebbleton Football Club supported the location of the application site, its connection to the transport network and the size of the park to meet the needs of the growing township. The Dixons considered the reserve to be great for Prebbleton and families and the Georges and Jeffs submission supported the reserve as a desirable and necessary amenity for both the Prebbleton and Lincoln communities. The Little River Railtrail Trust considered that the routing of the cycle path around the car park should work to keep cars and bikes separate and sought that the proposal proceed as planned.
46. Zilch (S03) seeks the support of the Applicant to use Council land for the purpose of a park and ride transport hub including EV charging infrastructure. The designation being sought is for a recreation reserve and a transport hub within the reserve does not form part of the current Master Plan, nor has it been considered as part of the parking demand and supply assessment. It is intended that surplus parking areas be used as a multi-use hard surface area for skating/scooter, a half basketball court etc during off peak periods. While EV charging stations may be provided within the car parking areas if the NOR is confirmed, there are currently no plans to establish a park and ride transport hub within the reserve.
47. C Swift (S04) supports the NOR in part and seeks a fenced area within the dog park for small dogs with rubbish bins, walkways with measured distances and park benches. Mr Millar has, in his evidence, confirmed that there will be a fenced area for small dogs and rubbish bins will be provided. While the detailed design of the park is yet to be

undertaken (subject to confirmation of the designation), pathways and seating areas will be provided. She also seeks safe crossing places outside the reserve which Ms Williams has discussed in her evidence. In terms of a safe crossing place at the Springs Road/Trents Road intersection, this is approximately 1.2km north of the application site, within the Prebbleton township, and therefore cannot be considered as part of this process.

48. Transpower (S01) submitted that they had no specific view or position in relation to the NOR provided the consent notice conditions registered on the Computer Freehold Register continue to apply. The Applicant acknowledges the significance of the National Grid and the infrastructure which runs through the south east corner of the site. The Applicant agrees to the imposition of an advice note as part of the NOR conditions and agrees to the wording proposed by the Planning Officer.
49. Canterbury Fistball Association (S06) have submitted to register their interest in using the reserve for Fistball training and competitions and would like a locked area to store a small amount of gear. They seek that a field be kept free for sports other than rugby and football over winter. At this stage, the fields are not proposed to be code specific to allow flexibility for their use. Should the designation be confirmed, further input will be sought from interest groups and sports clubs as part of the development of a draft Reserve Management Plan. As noted in Mr Millar's evidence, this plan is then subject to a statutory submission and hearing process before final adoption by Council. The request by Canterbury Fistball Association can be considered as part of this process.
50. Key matters raised in the remaining submissions are urban form, rural amenity and visual effects, reverse sensitivity, infrastructure servicing and water quality, transport, contaminated land and earthworks, noise, lighting and operational issues and nuisance effects.

#### **Urban Form**

51. GM and J Drinnan (S05) oppose the designation as it will result in significant change for them and the environment they enjoy, particularly will result in significant noise, lighting/illumination, change in outlook, increased vehicle movements, loss of privacy and security. They are not seeking that the designation be declined but seek that three issues are addressed. One of these is an assurance that their land at 2 Hamptons Road

is included as part of any future urban expansion of the area. They note that their property is just outside of preferred Location 8 identified in the Rural Residential Strategy 2014 and are concerned they will end up being rural land located between rural residential land and the recreation reserve. The Planning Officer discusses this strategy in his report and I agree that there is no scope with this designation process to consider the rezoning of the Drinnan property and no grounds to grant the relief being sought. Amenity related issues raised in this submission are discussed further below.

### **Rural character and visual effects**

52. Four submitters raise concerns regarding potential visual effects and loss of rural character. Fuseon Graphics NZ Ltd (S12) and J and J Rademaker (S09) both raise concerns regarding loss of rural character in an area which is largely dominated by agricultural activities. It is acknowledged that the proposed reserve will result in a change in the nature of activity on the site. The site is a large rural property which is currently used for pastoral cropping activities and the development of a reserve will change the nature of this activity and result in an increase in vehicle movements and noise.
53. As noted above, the CRPS includes “*Large – footprint parks, reserves, conservation parks and recreation facilities*” in its definition of rural activities, in recognition that larger recreation reserves often require a rural location. The Selwyn District Plan also provides for community facilities<sup>1</sup> as part of the rural environment. Objective B3.4.2 and Policy B3.4.2 recognise that the Rural zone is an area where a variety of activities take place including outdoor recreation and community facilities.
54. Therefore, while the proposal will result in a change in the existing environment, it is a change that is provided for by both the CRPS and the District Plan. In addition, the site will maintain large areas of open space, with limited buildings and extensive landscaping. The intention is to provide a rustic rural park with a less formal layout and

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<sup>1</sup> Definition of community facility is “*includes any land, building or structure which is/are used for the primary purpose of health, education, safety or cultural, physical or spiritual well-being, where those facilities are funded or managed as a non-profit organisation by a central or local government agency or a community organisation, and are available for use by any person in the community. Community facilities include (but are not limited to): schools, hospitals, churches, cemeteries, halls, libraries, community centres, police or fire stations, reserves and recreational facilities*”.

opportunities for natural play as well as the sports fields. Effects of increased traffic and noise are discussed further below.

55. GM and J Drinnan (S05) are supportive of the current design as the proposed layout will ensure there is a buffer between their property and areas where people may congregate or noisier activities may occur. Proposed Condition 1 of the Officer's Report requires the site to be developed in general accordance with the Masterplan dated August 2020 and the Applicant agrees to this proposed condition. This will ensure the buffer supported by the Drinnans is provided for.
56. J and J Rademaker (S09) and H and T Fraser (S11) both raise concerns regarding the size of the changing rooms and the proposed floodlights and their visual effects. Detailed design of the changing rooms has not yet been undertaken. The proposed building size of 370m<sup>2</sup> in area is based on the size of the changing rooms at Foster Park on Dynes Road (next to the Rugby Clubrooms) and provides for changing rooms, showers, toilets, umpire change rooms and showers and a storage area. It's general location is shown on the proposed Master Plan and it can be designed through the outline plan of works process to mitigate potential effects by maintaining a low profile and, due to the size of the reserve, large setbacks from the road. It would also be screened by landscaping both along the road boundary and within the car park area. Therefore, I consider that the visual impact of the building would be keeping with the purpose of the site as a recreation reserve and it would not be out of place in it's rural location.
57. Lighting is proposed around the three full size and one junior size sports fields, as well as in the car park areas and around buildings for safety and security reasons. While the detailed lighting design has not yet been undertaken, this will be done through the outline plan of works process to ensure potential visual effects are mitigated. I note that proposed Condition 2a of the Planning Officer's Report specifically requires this to be included in any application. As noted in the Planning Officer's Report, the existing landscape is already modified and includes National Grid transmission towers and lines adjacent to the proposed sports fields. Existing shelter belts and mature trees on surrounding property boundaries will screen views of light poles.

58. Overall, I agree with the Planning Officer's conclusion that the proposal is compatible with the rural environment and will not detract from the amenity and character of the surrounding area.

### **Reverse Sensitivity**

59. I agree with the Planning Officer's assessment of reverse sensitivity effects. In terms of the intensive farming buffer, I understand anecdotally that the chicken farm has not operated from this site for approximately 15 years and note that this issue has not been raised by the owner of the property who submitted on the NOR (KNOT Family Trust - S08).

### **Infrastructure servicing and water quality**

60. J and J Rademaker (S09) seek that the sewer line be extended down Birchs Road and is accessible to adjacent residential properties to future proof capacity for future development. The Applicant has undertaken further assessment of sewer provision for the site and can confirm that, should the recommendation be to confirm the designation, the existing sewer line would be extended down Birchs Road to the Hamptons Road/Birchs Road corner of the park to provide a reticulated sewer connection for the proposal. As provision for future residential development is outside of the scope of this NOR, it is intended that the extension will provide for the reserve only. This will satisfy the concerns of H and T Fraser (S11) who strongly oppose any proposal for septic tank treatment and discharge.
61. In terms of water quality, H and T Fraser (S11) are concerned that discharge of stormwater may impact on drinking water quality, particularly from the discharge of stormwater from the car park areas. Stormwater collected and discharged to ground from the proposed car parks would require resource consent from Environment Canterbury pursuant to Rule 5.96 of the Land and Water Regional Plan. It is standard practice to treat stormwater collected from car park areas through a stormwater treatment device. These devices are efficient in removing pollutants including total suspended solids, hydrocarbons, nutrients and soluble heavy metals. Rule 5.96 also requires consideration of the depth to the seasonal high water table. Accordingly,

stormwater collection and treatment from car park areas will be appropriately designed and consented by Environment Canterbury.

62. There is an existing well on the site (M36/20253) which can be used for water supply. H and T Fraser (S11) note that the water table is relatively high and at times surface water will be present. The Applicant acknowledges the high water table and confirms that a specialist sports field consultant would be engaged to ensure an appropriate drainage system is designed so that the fields are suitable for sports all year round. The submitter also notes that the water race through the site can run dry in the summer and maintaining fish in the waterway will be difficult. As this process is about designating the land for recreation purposes, the Applicant has not developed plans to naturalise or re-stock the waterway. If the designation is confirmed, this will be developed as part of the outline plan of works process and will also require consent from Environment Canterbury.

### **Transport Effects**

63. Several submitters have raised concerns regarding transport effects. An Integrated Transport Assessment was undertaken by Novo Group Limited (Novo Group) which assessed predicted vehicle movements, effects on the road network and parking.
64. As Ms Williams will be present to provide expert evidence on the potential effects of traffic generation and parking, I will not discuss these issues further, other than with regard to potential amenity effects. I do note however, that as a result of submissions, further work has been undertaken to determine that a right turn lane can be provided within Birchs Road and a left turn and right turn lane can be provided on the exit from the main carpark. There is also sufficient space for a bus stop and safe crossing place on Birchs Road and the car park on Leadleys Road has been made bigger to reduce the likelihood of parking on the road verges. It is now also proposed to seal this car park.
65. GM and J Drinnan (S05) are concerned regarding the effects of the proposal on Hamptons Road and the potential for maintenance issues and the KNOT Family Trust (S08) are concerned about the amount of traffic the 'club rooms' will create in close proximity to 160 Birchs Road. J and J Rademaker (S09) and Fuseon Graphics NZ Ltd (S12) are also concerned regarding effects of carparking and parking on grass verges.

66. In terms of Hamptons Road and maintenance issues, I note that no carparking is proposed on Hamptons Road other than for service/maintenance vehicles. The road is sealed for approximately 80m from the intersection with Birchs Road and then is metalled for the remainder of the proposed reserve boundary. As it is proposed to develop the reserve in two stages, this part of the reserve is unlikely to be developed for at least six years. It is likely that the Council will seal that part of the unsealed road adjoining the reserve boundary, at that time. I note that Condition 2.b.iii of the Planning Officer's proposed conditions requires the ITA to address appropriate infrastructure improvements to accommodate significant volumes of heavy vehicles accessing the service/maintenance area via an unsealed road.
67. In terms of traffic generation, I confirm that no club rooms are proposed. The main car park will provide access to the reserve and the proposed changing rooms. Birchs Road is a 'collector road' which is defined in the District Plan as any road identified as such in the road hierarchy and *"their prime role is to distribute and collect local traffic within and between neighbourhood areas. In some situations they may link smaller rural communities to the arterial road network. Collector roads are required to balance the necessary traffic movement function against the property access function that they also need to provide."* Therefore, the road is anticipated to carry a higher level of traffic and it has sufficient capacity for the additional movements associated with the proposed activity. As noted in Ms Williams evidence, the main Birchs Road access has been located to avoid turning conflicts with existing driveways.
68. The noise assessment has confirmed that traffic noise associated with car parking and cars exiting the site would comply with the District Plan noise limits and are therefore anticipated within the zone. It is noted that the increase in the size of the car park adjacent to the dog park has resulted in a reduction in the size of the main car park by approximately 30 car park spaces. Mr Reeve in his Memorandum dated 28 August has confirmed that predicted noise levels from the main car park to 160 and 176 Birchs Road would reduce accordingly (see Attachment 2). In addition, both car parks will now be fully sealed (previously the dog park car park was proposed to be metalled). This will reduce noise from vehicles manoeuvring on a metalled surface.



69. In terms of parking on grass verges, the Applicant acknowledges that people will try to park as close as possible to their destination. For this reason, 70-80 car parks are proposed perpendicular to the full size sports fields on Leadleys Road. I consider that this provision along with the parking adjacent to the dog park and the main car parking area will ensure that there is sufficient parking within dedicated parking areas to reduce the likelihood of people parking on the grassed road verges opposite the site. Given the collector road status of Birchs Road, parking on the opposite side of Birchs Road would be unattractive, particularly for families crossing children across the road. It is considered that parking within dedicated parking areas on the same side of the road as the reserve would be the most attractive option and provides the most direct route to the fields.
70. Overall, I agree with the Planning Officer's conclusion in relation to traffic effects and agree that proposed Condition 2b is appropriate.

#### **Contaminated Land and Earthworks**

71. No submitters raise any concerns regarding contaminated land or earthwork related effects. I agree with the Planning Officer's conclusion that consent will be required pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 to disturb or remove potentially contaminated soil around the existing dwelling and farm yard area.
72. I note that the Planning Officer adopts the Applicant's conclusion that appropriate mitigation measures will be in place during construction works and that any associated effects will be less than minor. I agree that the volume and extent of earthworks would form part of the outline plan of works application under section 176A of the RMA and any necessary consents would be obtained from Environment Canterbury.

#### **Noise**

73. Several submitters have raised concerns regarding noise effects. The Applicant engaged AES to assess the potential effects of noise from the proposed development of the site for a recreation reserve. The NOR application, as lodged, predicted that the proposal would comply fully with the District Plan daytime noise limits. In a worst case

scenario, noise from sports and recreation activities would exceed the night time noise limits between 0700 – 0730 and between 2000 and 2200 at the notional boundary of the dwellings at 2 and 32 Hamptons Road by 1dB and at the notional boundary of 116 Birchs Road by 2 dB.

74. As Mr Reeve will be present to provide expert evidence on the potential noise effects of the proposal on adjoining properties, I will not discuss noise issues further.

### **Lighting**

75. Three submitters have raised concerns with regard to the proposed lighting. S and J Sheaf (S02) seek clarification that lighting will be turned off at night time, GM and J Drinnan (S05) noted that the proposal will result lighting/illumination and could change the way they enjoy their property and J and J Rademaker (S09) oppose large light towers (discussed under rural character and visual effects in paragraph 57 above) and seek that lights are pointed downwards. This issue has been addressed by Mr Millar in his evidence. He has noted that modern LED sports light are very directional with very little light spill. Lighting design has not yet been undertaken, however if the NOR is confirmed, this would form part of the outline plan of works application and the District Plan light spill rules would be used to provide guidance. It is anticipated that nuisance effects from light spill could be avoided, particularly given there are no residential properties adjoining the reserve that are not separated by a road.

### **Operational Issues and Nuisance effects**

76. Four submitters (S02, S09, S11 and S12) have raised concerns with regard to the operation of the reserve and potential nuisance effects. These concerns relate to the potential for vandalism, increased litter, negative behaviour and potential effects on livestock. They seek restrictions on the opening hours of the park, that lockable gates and security cameras be installed and alcohol and smoking be prohibited within the park.
77. These issues have been discussed by Mr Millar in his evidence. He has confirmed that security cameras will be installed around the carparks and buildings to deter vandalism and other negative behaviour. It is proposed to make provision for lockable gates by installing power supply to the two main car parks, however these will only be installed

if deemed necessary. The use of the proposed floodlighting will be considered as part of the outline plan of works process and the reserve management plan. The District Plan rules for outdoor lighting in the Rural Volume of the Plan will be used as guidance and these restrict outdoor lighting between the hours of 2200 and 0600. This is consistent with use of lighting at other reserves in the District, for example Foster Park which is restricted to 2200. Mr Millar has set out the Council's policies around alcohol and smoking within reserves.

78. Overall, I agree with the Planning Officer that these operational matters are better addressed as part of the reserve management plan process and that the nature and scale of effects relating to the future operation of the proposed reserve are within the purpose of the designation and can be appropriately mitigated (paragraph 68).

### **Positive Effects**

79. I note that the Planning Officer agrees that the designation will have positive effects for the community as it will provide for the future sport and recreational needs of Prebbleton and the surrounding area (paragraph 88). He also agrees that designating the site for recreation purposes is the appropriate method to provide certainty for the Applicant and neighbours while recognising the benefits of the public work to the community.

### **Summary Regarding Effects on the Environment**

80. Overall, I consider the proposal for a recreation reserve on the subject site will result in a high quality reserve that will meet the future demand for sports and recreation space in Prebbleton and serve the wider community. I consider that potential effects related to the development of the reserve can be adequately mitigated through the recommended designation conditions and the outline plan of works process, which will incorporate CPTED principles. Operational matters can be addressed through the development of a reserve management plan.

## **Planning Officer's Report**

81. As discussed above, I have read and considered the Planning Officer's report and have discussed it with the Applicant. I agree with its analysis and conclusions, except in relation to the assessment of Policy 6.3.1 of the CRPS which is discussed in paragraphs 35-36 above.

### **Planning Officer's recommendations and conditions**

82. I agree with the Planning Officer's assessment and conclusion that the NOR application should be confirmed. I have discussed the recommended conditions with the Applicant and agree with the conditions that have been recommended.

## **Conclusion**

83. The application is to designate land at 27 Hamptons Road for use as a recreation reserve. In my opinion, the proposal will result in a number of positive effects including the provision of a high quality recreation reserve to meet the needs of the Prebbleton, Lincoln and the wider community as well as relieving pressure on the existing sports and recreational facilities in Prebbleton.
84. The adverse effects identified by the submitters are able to be adequately mitigated by consideration at the outline plan of works stage. Conditions are proposed to the NOR to ensure this occurs and I agree they are appropriate. Nuisance effects relating to the day to day management of reserve can be addressed through the reserve management plan process which includes a statutory submission and hearing process.
85. In my view it is entirely appropriate to recommend that the NOR be confirmed, subject to conditions as proposed by the Planning Officer's Report.

Fiona J M Small – 22 September 2020

## **Attachment 1**

Addendum Letter dated 17 June 2020

17 June 2020

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

Dear Craig

**Re: Prebbleton Reserve NOR – Addendum**

Prior to the public notification of the notice of requirement (NOR) for a new recreation reserve for Prebbleton, we would like to clarify two matters, one relating to the legal description of the site and one relating to an intensive farming buffer that affects the proposed reserve site.

Legal Description

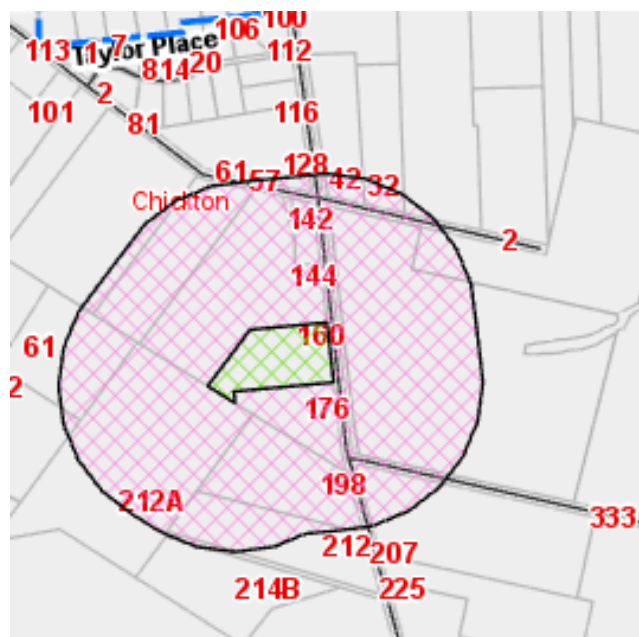
The NOR application submitted to Council in May 2020 provides the legal description for the site as Lot 2 DP 365486. There is a narrow strip of land adjacent to Birchs Road which has its own computer freehold register that should be included in the legal description for the site. It is 10.6m wide and has an area of 5422m<sup>2</sup>. The legal description for this piece of land is Rural Section 39793 and the computer freehold register is CB21A/163. A plan showing the location of this land (coloured blue) is included below:



Accordingly, Selwyn District Council seeks to amend the legal description for the proposed recreation reserve to Lot 2 DP 365486 and Rural Section 39793. The proposed Master Plan for the reserve has been updated to include this parcel of land and is attached along with a copy of the computer freehold register for the land.

#### Intensive Farming Buffer

Thank you for bringing to our attention the fact that an intensive farming buffer is partially located over the recreation reserve site. I understand this is associated with an intensive farming activity (chicken farm) at 160 Birchs Road and the buffer extends as shown on the plan included below:



While this is an application for a notice of requirement and the District Plan rules do not apply, we acknowledge that this buffer has been imposed to protect the existing lawfully established intensive farming activity from the effects of reverse sensitivity, particularly with respect to odour. Rule 3.13.1.5 of the Rural Volume of the District Plan requires that any 'sensitive activity' is setback a minimum distance of 300m from any existing lawfully established intensive farming activity. The definition of 'sensitive activity' includes a community facility, recreational facility or recreation activity but is predominantly intended to restrict residential activity from locating in close proximity to intensive farming activities. Given the transitory nature of recreational activities, it is considered that the proposed recreation reserve will be less sensitive to potential adverse odour effects. It is also noted that the chicken farming activity predominantly occurs indoors.

The main car park for the reserve is located directly opposite the intensive farming activity and people will not stay in the car park for any great length of time. No club rooms are proposed. It is also noted



that the predominant wind (easterly) blows away from the recreation reserve and the north west and south west winds will only skirt part of the site. Anecdotally, the Council is not aware of any odour issues in this area. Overall, it is considered that the potential for reverse sensitivity effects to occur as a result of the proposed NOR are low.

Yours sincerely

**Incite**

A handwritten signature in blue ink that reads "Fiona Small".

Fiona Small

**Senior Planner**

fiona@incite.co.nz





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **CB21A/163**  
**Land Registration District** **Canterbury**  
**Date Issued** 15 February 1980

**Prior References**

CB10B/466

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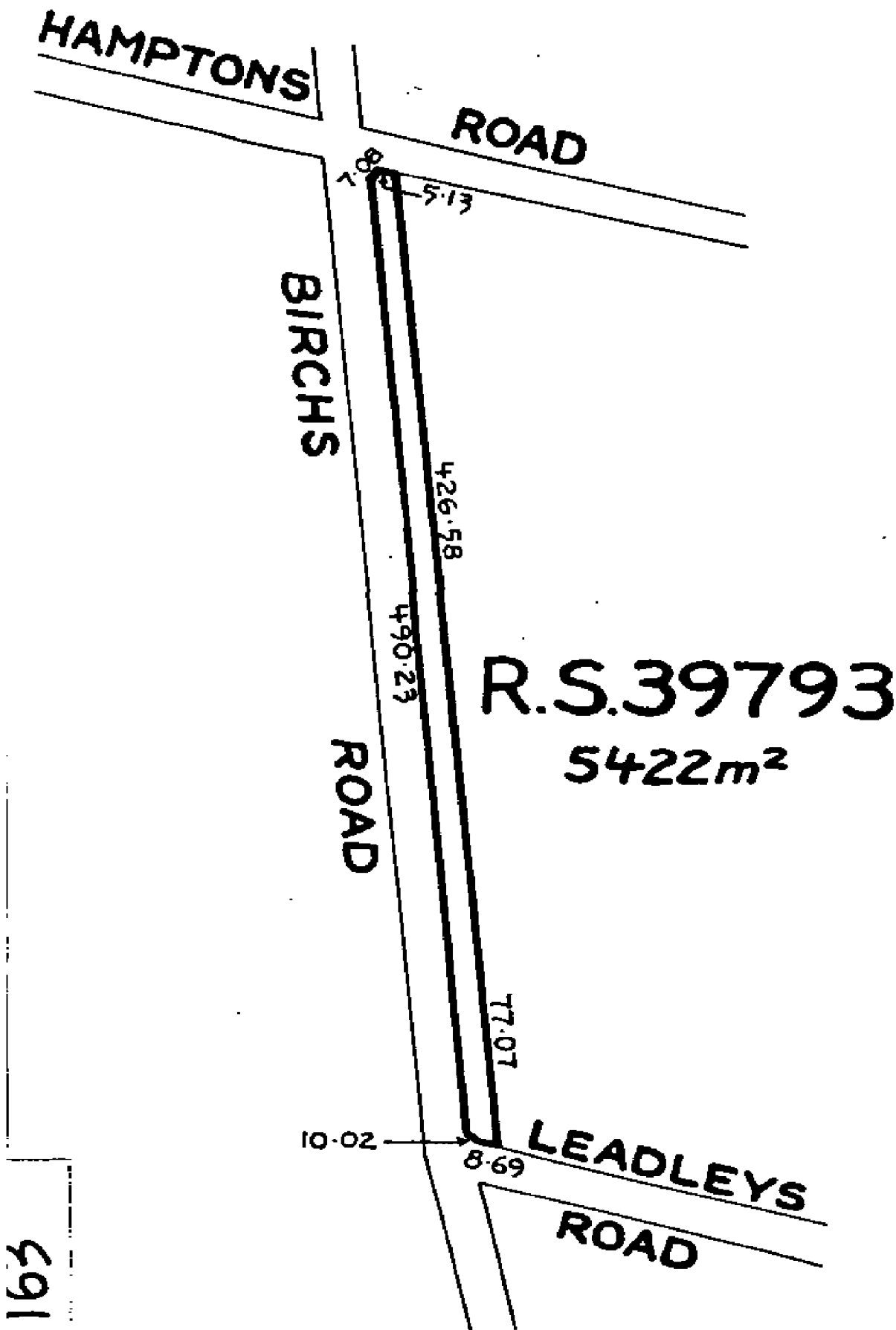
**Estate** Fee Simple  
**Area** 5422 square metres more or less  
**Legal Description** Rural Section 39793

**Registered Owners**  
Selwyn District Council

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**Interests**

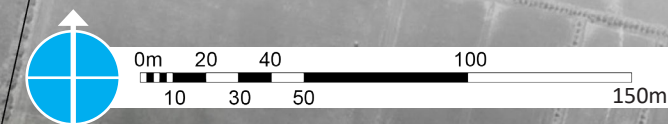
Subject to Section 59 Land Act 1948





## MASTERPLAN LEGEND

- SITE BOUNDARY
-  NATURALISED WATER RACE  
(SCALE AND ALIGNMENT INDICATIVE)
-  MAIN SHARED PATH NETWORK
-  'OFF ROAD' TRAILS AND CYCLE CHALLENGES
-  BOARDWALK / BRIDGE
-  MAIN CAR PARKING
-  YOUTH SPACE
-  MULTI-USE HARD SURFACE/  
OVERFLOW CAR PARKING  
(STAGE 2)
-  GRAVEL CAR PARKING  
(INCL. SERVICE / MAINTENANCE AREA)
-  FEATURE ENTRANCEWAY
-  BUILDING: CHANGE ROOMS,  
PUBLIC TOILETS ETC
-  BUILDING: PUBLIC TOILET
-  INDICATIVE PLAY AREA ALONG  
'PLAY SPINE'
-  PROPOSED TREES
-  GRASS AREA
-  NATIVE VEGETATION 1
-  NATIVE VEGETATION 2
-  RIPARIAN VEGETATION
-  PĀ HARAKEKE/ PĀ TOETOE
- ... 60km/hr PROPOSED SPEED LIMIT





## **Attachment 2**

Post Submission Letter dated 1 September 2020

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:

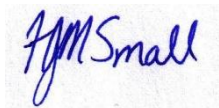
- The increase in the size of the car park beside the dog park will result in an increase in noise received at 333 Leadleys Road by 3 dB, however this remains well below the District Plan daytime noise limit;
- Because this activity would replace use of the main car park, predicted levels from the main 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  
**Senior Planner**  
fiona@incite.co.nz

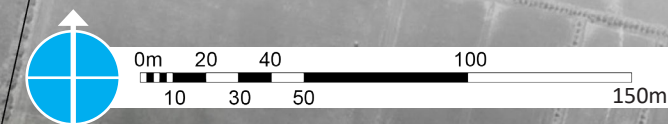
Attachments:

- Updated Master Plan
- Memorandum from AES



## MASTERPLAN LEGEND

-  SITE BOUNDARY
-  NATURALISED WATER RACE (SCALE AND ALIGNMENT INDICATIVE)
-  MAIN SHARED PATH NETWORK
-  'OFF ROAD' TRAILS AND CYCLE CHALLENGES
-  BOARDWALK / BRIDGE
-  MAIN CAR PARKING (Asphalt)
-  YOUTH SPACE
-  MULTI-USE HARD SURFACE/ OVERFLOW CAR PARKING
-  FEATURE ENTRANCEWAY
-  BUILDING: CHANGE ROOMS, PUBLIC TOILETS
-  BUILDING: PUBLIC TOILET
-  INDICATIVE PLAY AREA ALONG 'PLAY SPINE'
-  PROPOSED TREES
-  GRASS AREA
-  NATIVE VEGETATION 1
-  NATIVE VEGETATION 2
-  RIPARIAN VEGETATION
-  PĀ HARAKEKE/ PĀ TOETOE
-  60km/hr PROPOSED SPEED LIMIT





### **Attachment 3**

AES Memorandum dated 28 August 2020



# Memorandum

To: Phillip Millar, Selwyn District Council  
CC: Fiona Small, Incite  
From: William Reeve, AES  
File Reference: AC19243 – 03 – R2  
Date: Friday, 28 August 2020  
Project: Birchs Road Park – Notice of Requirement: Updated Masterplan  
Pages: 4

Meeting

☐

Telephone

☐

Memorandum

☒

File Note

☐

Dear Phillip,

As requested, we have reviewed the updated masterplan dated the 21<sup>st</sup> of August 2020, along with your further comments on the anticipated use of the main changing rooms / toilet block. This results in some changes to the predicted noise levels from our Assessment of Environmental Noise Effects dated 15<sup>th</sup> April 2020 (AES reference AC19243 – 02 – R3) which we discuss below.

## 1.0 DOG PARK CARPARK

We understand that the capacity of the carpark beside the dog exercise area has increased to 65 – 75 carparks in response to submissions about demand for the fields close to this carpark. We also understand that the overall traffic generation figures will stay the same, but the split between the main carpark and the dog exercise area carpark will be different.

In our assessment we considered 35 – 45 carparks, with a worst-case scenario of 35 vehicle movements in a peak 15 minute daytime period. At the notional boundary of the closest receiver at 333 Leadleys Road, we previously predicted noise levels of 40 dB  $L_{Aeq}$  / 42 dB  $L_{A10}$ . We note that doubling the number of movements in this carpark (to 70 in 15 minutes) would increase noise to this receiver by only 3 dB to 43 dB  $L_{Aeq}$  / 45 dB  $L_{A10}$ . This remains well below the District Plan daytime noise limit of 55 dB  $L_{A10}$  and our recommended criteria of 55 dB  $L_{Aeq}$ .

Because this activity would replace use of the main carpark, predicted levels from the main carpark to 160 Birchs Road and 176 Birchs Road would reduce accordingly.

We consider that our scenario regarding the level of activity at night-time (i.e. before 7am), of four vehicle movements in a worst case 15 minute period, is still appropriately conservative for the increased carpark size.

## 2.0 MAIN CARPARK ENTRY

We understand that the entry to the main carpark is now wider due to more lanes being added. Because the location of the entry /exit point remains the same as what we have assessed previously, we do not consider this will result in any change to the predicted noise levels.

## 3.0 BUILDING USE

In our assessment we modelled the use of the building with a communal area used for post-match functions, assuming an internal noise level of up to 85 dB  $L_{Aeq}$  and doors open towards the playing fields. This internal level is consistent with what could be expected in a busy bar with high occupancy due to patron conversation and background music.

We understand that this type of activity is not anticipated, and the building will only accommodate changing rooms, toilets and storage. Submitters have also raised concern about noise levels if doors are open on other sides of the building.

Our model has been updated to match the now anticipated activity, based on plans for a similar building at Foster Park. This building has six change rooms / showers, two umpire change rooms, a storage area and six individual toilets.

We have assumed an internal sound pressure level of 75 dB  $L_{Aeq}$  within each changing room space, with doors wide open. This level of activity would be consistent with four people talking at a raised voice level at the same time continuously for 15 minutes in each changing room. Since we have also assumed the doors to the changing rooms are held open when this occurs this is expected to be a very conservative assumption.

The predicted levels based on this level of activity are presented in table 3.1 below, with a noise contour plot appended to this letter for reference. Noise levels increase at 160 and 176 Birchs Road, although the predicted levels at the notional boundaries of these dwellings are still less than 30 dB  $L_{Aeq}$  / 32 dB  $L_{A10}$  which is well below the District Plan noise limits and our criteria.

**Table 3.1 – Break-out noise levels from the building**

| Location  | Noise levels (dB $L_{Aeq}$ / dB $L_{A10}$ ) |         |
|---|---|---------|
|   | Original AENE                               | Revised |
| A: Notional boundary of dwelling at 2 Hamptons Road   | 26 / 28                                     | 16 / 18 |
| B: Notional boundary of dwelling at 32 Hamptons Road  | 28 / 30                                     | 19 / 21 |
| C: Notional boundary of dwelling at 42 Hamptons Road  | <20 / <20                                   | 17 / 19 |
| D: Site boundary of 116 Birchs Road                   | <20 / <20                                   | 17 / 19 |
| E: Notional boundary of dwelling at 142 Birchs Road   | <20 / <20                                   | 19 / 21 |
| F: Notional boundary of dwelling at 160 Birchs Road   | <20 / 21                                    | 26 / 28 |
| G: Notional boundary of dwelling at 176 Birchs Road   | 20 / 22                                     | 29 / 31 |
| H: Notional boundary of dwelling at 333 Leadleys Road | 24 / 26                                     | 16 / 18 |

I trust this is of some assistance. Please do not hesitate to contact me to discuss further.

Kind Regards,



William Reeve  
*BE Hons (Mech) MASNZ*  
Senior Acoustic Engineer  
**Acoustic Engineering Services**

## Appendix A – Revised building breakout contours based on reduced activity

