

21 August 2019

Our reference: RC195448, 195454, 195455 and 195463

Lincoln Development Ltd
c/ Zomac Planning Solutions Ltd

Attention: Mike Foster

Sent via email: mike@zomac.co.nz

Dear Mike

Request for Further Information and Affected Party Approval

I have reviewed your resource consent application **RC195448**, 195454, 195455 and 195463 to undertake a 23 lot subdivision, establish and operate a supermarket and café, and establish and operate a childcare centre. More information is needed so that I can better understand your proposal and its potential effects.

Further information

In accordance with section 92(1) of the Resource Management Act 1991, I request the following information:

Noise

AES have been engaged to provide a peer review of the Marshall Day acoustic report, they have provided the following comments and queries:

1. MDA do not include any comment on compliance with the District Plan noise limits (only with their recommended criteria). Looking at the predicted noise levels and the hours of operation of activity there is potential that the District Plan noise limits could be exceeded at several properties (particularly in the early morning or late evening). This has created confusion in the AEE which says full compliance with the District Plan noise limits will be achieved, even though the MDA report provides no comment on District Plan compliance (and as above, the proposal probably doesn't comply with the District Plan noise limits). Please provide comment
2. The assessment location noted on Figure 2 for 555 Birchs Road is close to the dwelling. However, the recommended noise limits outlined in table 5 state that the levels should be assessed at the Living zone boundary. Can MDA confirm whether the predicted noise levels noted are at the assessment point shown

in figure 2 for all sources (including both heavy vehicles, and light vehicles) or whether they are at the worst-case boundary position depending on the source?

3. MDA carried out noise monitoring along the Birchs Road boundary – was any monitoring undertaken further away from Birchs Road down Oaks Drive or Caulfield Crescent? Can MDA provide comment on ambient noise levels expected at dwellings further from Birchs Road – for example 12 Caulfield Crescent.
4. The preschool is to accommodate 100 children. MDA states that they have used a noise level of 59 dB LAeq at 10 metres for over 2 year olds and 49 at 10 metres for under 2 year olds, based on ‘standard data gathered by MDA over several years’. MDA provide no comment as to the number of children these values are meant to be representing, or the split between over / under twos within the outdoor area. Based on other sources of data for children within an outdoor area of a preschool (e.g. AAAC) the overall noise levels are low. Would MDA be able to confirm how many children (split between over / under 2’s) is this meant to be representative of?
5. The AEE states that there is a Café with an outdoor area which can accommodate up to 20 people. For completeness, please provide comment as to the expected noise levels from this source as well.
6. MDA state the number of vehicle movements that they have used; however, would they be able to provide further detail on the access routes that have been considered – route for heavy vehicles, split between the access points for the light vehicles, etc.?
7. Appendix 4 of the MDA assessment shows the proposed acoustic fence around the loading bay for the supermarket. There is a double gate onto Makybe Avenue, which the note for the acoustic fence does not continue over – can MDA confirm whether this has been considered to be acoustically rated within the calculations? The countdown plan says “gate across truck exit designed by acoustic engineer”. Please clarify if this means trucks will idle out on the street while the gate is opened
8. MDA have included discussions around the use of heavy vehicles within the loading dock area; however, from my understanding they have not considered the noise sources that would be typically associated within such a service area – such as forklifts, reversing beepers, etc. Please provide further information as to the expected noise levels from these sources
9. MDA recommend that *‘an appropriately worded condition of consent be included to ensure that, when considered cumulatively, noise levels from mechanical services plant and emergency genset are appropriately controlled. Provided this plant achieved the required noise levels, we expect noise emissions will be acceptable.’* Can MDA confirm what they would recommend for the ‘required noise levels’ in this situation?

Urban Design and Landscape and Visual Effects

Hugh Nicholson has been engaged to provide a peer review of the proposal for landscape and urban design, Mr Nicholson has provided the following comments and queries:

10. Please provide an urban design assessment by a suitably qualified professional with particular focus on:
- the suitability of these activities in this residential context, and the adequacy of proposed setbacks,
 - the impact of the proposed activities including supermarket servicing on existing and future residential neighbours, including the area zoned for living to the north-east, the proposed residential sites to the south-east and the existing sections to the south,
 - the provision of active street frontages on Birchs Road and the new street to the south,
 - the architectural scale and modulation of the proposed supermarket building, and the relationship with the surrounding residential character,
 - the outdoor areas provided around the proposed childcare facility,
 - Street connections around the site including whether Caufield Crescent should connect through the new road,
 - Potential mitigating conditions.
11. Landscape plans for the proposed development, including:
- Planting plans showing proposed trees and plant species and proposed planting layout;
 - Location and design of seats, bike racks, rubbish bins and other landscape elements.

Transport

Andy Carr of Carriageway has been engaged to provide a peer review of the Transport Assessment. Unfortunately, while Mr Carr's comments and request for information is not currently available, these will be forwarded on to you as soon as they are available, and will form part of this request for further information.

Economic Assessment

John Small of Covec has been engaged to provide a peer review of the Economic Assessment. Unfortunately, while Mr Small's comments and request for information is not currently available, these will be forwarded on to you as soon as they are available, and will form part of this request for further information

Subdivision

12. Please provide further information to confirm that the development will ensure that the overall minimum net density of 10 households per hectare will be met across the ODP area.

You must respond in writing to this request before Wednesday, 4 September 2019 and do one of the following:

- (a) Provide the information; or
- (b) Tell us that you agree to provide the information, but propose a reasonable alternative date; or
- (c) Tell us that you refuse to provide the information

Please note that if you do not respond in some way before Wednesday, 4 September 2019 or you refuse to provide the information requested, we are required to publicly notify your application. This will result in increased costs to you and take longer to process. It is important that you respond to this request, otherwise your application can be declined for lack of information.

Written approval of affected parties

Please note that the provision of further information request above may reveal the need for you to obtain written approvals from affected parties in order for the application to be processed on a non-notified basis. If this is the case, I will contact you after I have received the information to confirm which, if any, written approvals will be required.

I have put processing of your application on hold until we receive your complete response. Please contact me if you have any questions.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jane Anderson', with a long horizontal flourish extending to the right.

Jane Anderson

Consultant Planner