

2 February 2024

RC245009

Cornerstone Rolleston Trust
C/- David Mountfort
Mountfort Planning Ltd

Sent via email: david@mountfortplanning.co.nz

Dear David,

s92 - Request for Further Information

I have reviewed the resource consent application **RC245009** by Cornerstone Rolleston Trust to establish a place of assembly at 999 Goulds Road, Rolleston. 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:

1. Operative District Plan

Given the appeal status of the Partially Operative District Plan, please provide an assessment of the application against the relevant objectives, policies, rules and standards of the Operative District Plan.

2. Drawings

Please provide drawings that clearly show the proposed internal layout of the proposed building.

3. Technical Assessment – Noise

The Noise Assessment has been peer reviewed by Council's reviewers, who have recommended a number of additional conditions, as noted below. Please confirm whether the Applicant is happy to adopt these as part of the application.

- Amplified music and speech shall not generate a sound level greater than 90 dB LAeq(15mins) when measured in the centre of the auditorium, 1.2 metres above the floor.
- Amplified music is only permitted on site between 0900 and 1130 hours on Sundays.
- The consent holder shall ensure that all activities on the site measured in accordance with NZS6801:2008 Acoustics - Measurement of environmental sound, and assessed in accordance with the provisions of NZS6802:2008 Acoustics - Environmental noise, shall not exceed the following noise limits at any point within 995 or 1005 Goulds Road:
 - (a) 0700 to 2200 hrs: 55 dB LAeq
 - (b) 2200 to 0700 hrs: 40 dB LAeq and 75 dB LAmix.
- Construction activities must be conducted in accordance with NZS 6803:1999 Acoustics – Construction Noise and must comply with the applicable noise limits contained within Table 2 of that Standard.

4. Landscaping

The AEE indicates that the Plans show a 3m wide landscaping strip at the front of the site. However, this is not shown on the Plans provided with the application. Please provide a plan identifying the required landscape strip, demonstrating that there is sufficient space for vehicle to enter and exit the parks adjacent to the Gould's Road frontage without conflicting with the required landscape area.

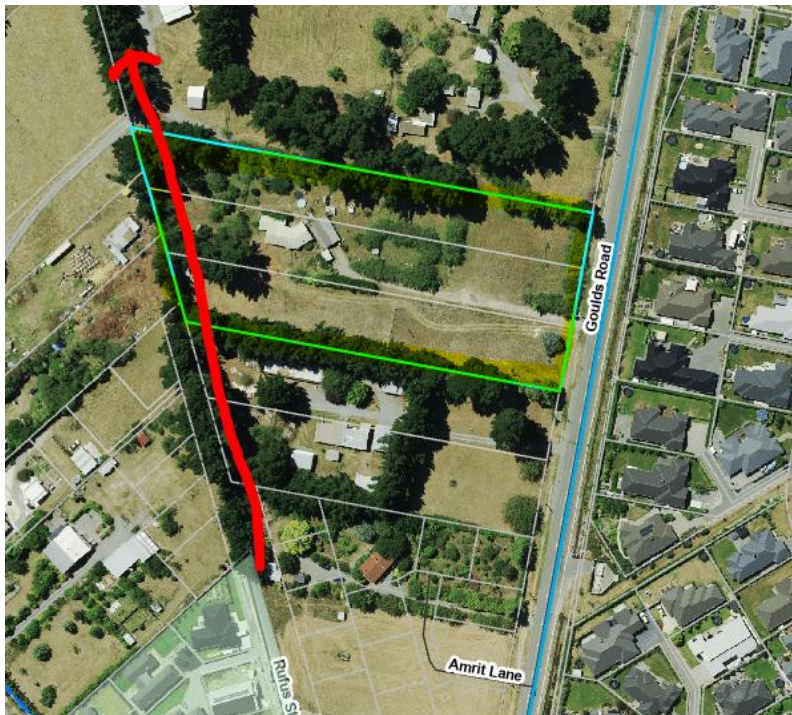
5. Integrated Transport Assessment

An Integrated Transport Assessment (ITA) that addresses the following matters is required.

- a) **Car Parking:** The proposed activity is understood to be Discretionary, so the assessment of effects can extend beyond the specific non-compliances that have been set out in the parking and access letter. One of the key matters that we would like additional information on is the extent to which on-street car parking is anticipated and how this may affect the safety and capacity of the transport network. The Church is identified as having a capacity of 1,284 people and is supported by 113 car parks, suggesting there could be a significant reliance on on-street car parking. Whilst we accept there is no minimum car parking requirement, the safety and efficiency of the road

network is a relevant matter for consideration as a Discretionary activity and would also be a requirement with a Full ITA. We also note that the policy framework that still requires activities to manage effects on road network.

- b) **Goulds Road Arrangement:** The segment of Goulds Road that accommodates the site has not been urbanised. We anticipate that Council would require this segment of road to be upgraded to an urban standard as part of this development. This may include the provision of footpaths and on-street car parking (as well as kerb and channel). In this regard, Council's Strategic Transport Lead has advised that there will be the requirement to upgrade the frontage to urban standards which is not referenced in the Application. This includes the formation of the vehicle crossings to Goulds Rd. This should also consider multimodal provisions. There are no footpaths in the vicinity of this site, and the site is therefore heavily biased on being car served for the foreseeable future until the adjoining neighbouring properties subdivide or develop.
- c) There will also be a need to provide the half road for the extension of Rufus Street as per the ODP for the area, and a walk/cycle connection at least to that in the future, as indicated below.



- d) **Traffic Generation:** Similar to the car parking demands, we would like to understand what scale of traffic generation is anticipated. This must include all vehicles generated by the activity and not solely those entering and exiting the site on a Sunday, given we anticipate there will be a demand for on-street car parking at all times.
- e) **Confirmation of Weekday Use:** Related to (d), the parking and access assessment appears to indicate that the site will only be used for Sunday services, although there is not an associated condition for this. It would be useful to have the intended uses confirmed (and assessed if more than Sunday services are proposed). Our experience is that churches of this scale sometimes seek approval for general community use and hire (including potentially for school events and conferences) as a way of gaining revenue, as well as hosting funerals and weddings outside standard mass times. Furthermore, the use described does not include masses occurring on feast days that do not occur on a Sunday (e.g. Good Friday or Christmas Day). At present, these activities are not addressed for in the application. It would therefore be useful to have a description of the likely uses on days other than Sunday, hours of operation and likely traffic movements;
- f) **Cycle Parking:** A shortfall of 37 cycle parks is proposed, although an assessment is not provided that justifies the reduced provision of ten spaces; and
- g) **ITA Matters:** The level of detail provided in an ITA must be tailored to meet the level of activity proposed. Whilst restricting the activity to Sunday services only would largely mitigate the traffic assessment for the access required in an ITA, we consider there is value in discussing matters such as pedestrian access to and within the site (including the suitability of the mobility impaired undertaken crossings of the main access, lack of links to Gould Road and width of Goulds Road vehicle accesses given they are one-way) as well as circulation routes (i.e. all vehicles are directed out to Goulds Road with little opportunity to circulate the car parking aisles) and an assessment of alternate mode provision (largely covered off by the cycle parking assessment). These would all fall under the headings of a Basic ITA, with additional assessment required if the proposal is altered to seek weekday activities.

Given the site is located within the Residential Medium Density zone, it is likely that the written approval of adjoining landowners and other parties will be required. However, this will be confirmed once the requested information above is provided and considered.

You must respond in writing to this request before 4 March 2024 or/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 4 March 2024 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 any affected parties will be confirmed by Selwyn District Council once the above detailed information has been provided and a notification assessment has been completed.

Please note that the application has been provided to Mahaanui Kurataiao Limited for their review. You will be informed of any matters raised by them once their review has been completed.

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



Andrew Henderson

Principal Planner – Jacobs