

14 October 2024

RC245337

Sally Elford
Baseline Group Limited
54 Manchester Street 2
CHRISTCHURCH CENTRAL 8011

Sent via email: sally@blg.nz

Dear Ms Elford

s92 - Request for Further Information and Affected Party Approval

I have reviewed the resource consent application **RC245399** by Deg Tegh Fateh Sikh Society to establish a community facility (Sikh Temple) at 517 Hamptons Road, Rolleston. Following the receipt of the integrated transport assessment and noise assessment, the Council's technical reviewers have identified a range of matters that require clarification and/or comment.

Further information

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

Noise Assessment

Acoustic Engineering Services has reviewed the acoustic assessment provided and have raised the following questions.

1. It appears that if the sliding doors on the western face of the building are open during services during the night-time period, noise levels could exceed the 45 dB LAeq night-time limit at dwellings such as 861 and 875 Waterholes Road. Please provide comment of this scenario, including the likely noise level of effects and whether any conditions are appropriate to ensure this doesn't occur (i.e., no doors open during services during night-time hours). Similarly, during the daytime period, when doors and windows are open during services, noise levels at sites (such as 875 and 861 Waterholes Road) could be some 10 – 12 dBA higher than predicted in the acoustic assessment. Please provide comments on the likelihood of this occurring, the related adverse effects and sites affected.

2. The Application mentions that up to 290 people could be present on the site during weekend services. Experience with similar sites has been that noise generated in outdoor areas (for example from children playing and people conversing) can contribute to overall noise effects from the activity. Please provide further discussion be provided on the likely noise effects / levels produced from activities in outdoor areas (i.e., the community garden, or decks). Please detail what conditions are offered to address these effects (i.e., an NMP outlining best practice measures to minimize noise effects, such as the discouragement of large congregations of people in outdoor areas, no outdoor music, limitations on PA systems etc).
3. Please provide further detail on how crowd numbers will be controlled for both the weekend services and special events given the potential for increased adverse effects arising larger crowd sizes.
4. Please provide further detail regarding the four special events. Are these likely to involve different noise generating characteristics (for example outdoor music) or involve different operating times? Are higher volumes of traffic likely during the night-time period?

Transport

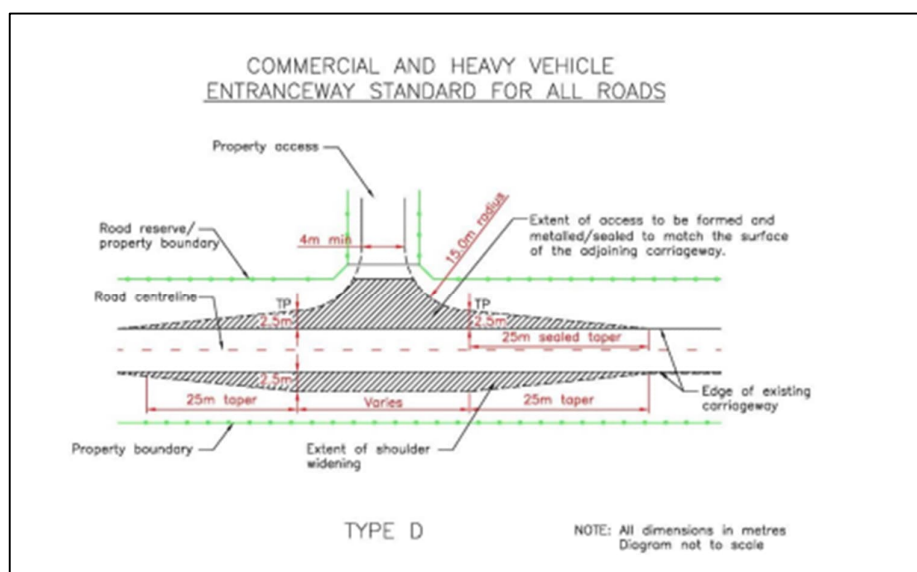
A review of the ITA by Abley Consultants has identified the following queries:

5. With regard to TRAN-R6 and TRAN-REQ9, please provide the dimensions of the parking spaces and manoeuvring aisles, as well as vehicle tracking for any non-complying parking spaces.
6. With regard to TRAN-R7 and TRAN-MAT10, the ITA states that maintenance may be undertaken using the existing vehicle crossing on Hamptons Road. Please detail the types of activities associated with maintenance, the type of vehicle expected and provide vehicle tracking to demonstrate on-site manoeuvring and turning.
7. Please provide a sight line assessment of the Waterholes Road vehicle crossing.
8. Please provide further explanation as to how primary access via Waterholes Road will be communicated to visitors and how everyday use of access via Hamptons Road will be discouraged.
9. Regarding TRAN-R8 please provide further evidence of trip rates associated with the proposed activities, including details of the other activity examples used.

10. With regard to TRAN-R8 and TRAN-MAT4.8: please provide further details on how parking, circulation and queuing will be controlled and contained within the site during large events.

Development Engineering

11. Please provide a safe systems assessment from a suitably qualified transportation engineer that addresses the following for the crossing on Waterholes Road.
12. Please provide commentary to address the safety issues related to the culvert (and associated headwalls) in proximity to the vehicle crossing.
13. Please provide further assessment to assess possible the vehicle crossing widening requirements of Diagram D (see below).



14. Please clarify if the existing water supply bore is approved for domestic use and extends to the proposed building / temple, as the application states:

“CRC241508 to take and use water for irrigation for the site has also been approved”, but also says “Water is available via the bore. A water permit to take and use water will be required from Environment Canterbury as the current water permit is for irrigation only.”

15. Please provide confirmation that compliance with SNZ PAS 4509:2008 in regard to the on-site water supply's use for firefighting purposes.

16. Please advise on the current status of the proposal's stormwater and wastewater consent applications with Environment Canterbury.

You must respond in writing to this request before Tuesday 5 November 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 Tuesday 5 November 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.

The processing of the application will remain on hold until we receive your complete response. Please contact me if you have any questions.

Yours faithfully

Tim Hegarty

Principal Planner – Jacobs