

25 July 2024

RC245337

Mike Vincent
Baseline Group Limited
54 Manchester Street 2
CHRISTCHURCH CENTRAL 8011

Sent via email: mike@blg.nz

Dear Mr Vincent

s92 - Request for Further Information and Affected Party Approval

I have reviewed the resource consent application **RC245337** by Deg Tegh Fateh Sikh Society to establish a community facility (Sikh Temple) at 517 Hamptons Road, Rolleston. More information is needed so that I can better understand your proposal and its potential effects. These matters have arisen by a further review of the application material and advice from technical experts.

Further information

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

Productivity Assessment

1. Please confirm which subclause of 3.9(2) of the National Policy Statement for Highly Productive Soils 2022.
2. There appears to be a contradiction in the Productivity Assessment where section 3.1 limits land-use options to “cattle grazing and baleage making” but then in section 4 mentions the applicant could cultivate vegetable crops. Please clarify and/or correct this assessment contradiction.

Proposed Site Layout

3. The proposed site layout differs between the resource consent drawings and those included in the Productivity Assessment. Please advise which drawing set should be used for the resource consent assessment.

4. There appears to be a large part of the site that will not be developed on. The Council is aware of comments from the applicant in media that further development is proposed at the site, including educational facilities. Please confirm what the longer term plans of the site are and how these relate to the current consent application.

Cultural Assessment Report

5. A Cultural Assessment Report has been prepared by Mahaanui Kurataiao Limited. The Report identifies that the following measures are required as conditions of consent to address cultural effects:
- *An Accidental Discovery Protocol (ADP) must be in place during all earthworks to deal with archaeological finds and protect the interests of mana whenua. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act (HNZPT 2014).*
 - *An Erosion and Sediment Control Plan must be prepared, inspected, and maintained in accordance with Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury until such time the site is stabilised.*
 - *Effective measures must be implemented to manage sediment-laden stormwater runoff from the site.*
 - *If the erosion and sediment controls prove to be inadequate, works must cease until appropriate and effective measures are in place.*
 - *Indigenous planting is required to mitigate the impacts of earthworks, enhance the cultural landscape, increase indigenous habitat, filter sediment, and sequester carbon.*
 - *Operational phase stormwater from roads and hardstand areas must undergo treatment for contaminants including heavy metals before being discharged into soak pits. Treatment mechanisms may include swales, rain gardens, or proprietary devices.*

The Report also advises that the following is required as an advice note:

- *For future development, the consent holder should install and operate a secondary treatment on-site wastewater system.*

Please confirm whether the applicant will be adopting these conditions and advice note, noting that this does not imply that consent will be granted or that the application will be non-notified.

You must respond in writing to this request before Friday 16 August 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 Friday 16 August 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 and earlier requested information has been provided, and a notification assessment 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



Tim Hegarty

Principal Planner – Jacobs