

11 July 2024

File ref: LU 3256/24

25 July 2024 Response

Council person for contact: Kate McKenzie
Department: Planning Consultant
Contact ph: 027 600 3586
Contact email: kate@weplan.nz

Ngai Tahu Pokeka Poutini
C/- RM Designs
47 Springfield Road
St Albans
Christchurch 8014
Attention: Jodie White

By email: jodie@rmdesigns.co.nz

Dear Jodie,

Request for Further Information

Under section 92 of the Resource Management Act 1991 Council requires further information to progress your application.

This information will help the Council to determine whether the activity will have or is likely to have adverse effects on the environment that are more than minor. It will also assist in considering which effects can be avoided, remedied or mitigated.

Please provide the following information:

1. It is noted that there is a deck proposed on the northern side of the building. Decks that are over 5m² in area meet the definition of a building in the Grey District Plan, and therefore this deck results in a further breach of the 3m setback for non-residential activities. Please confirm the distance the deck is proposed to be set back from the northern boundary and include this setback distance on the site plan. Please also confirm whether this deck is included in the site coverage calculation. If not, please revise the site coverage calculation to include the deck. – **Deck has now been reduced and amended plans/calculation attached. This now reduces the deck coverage but is still half a meter over the setback. We would like this minor breach to be considered in the RC application under the same terms we have already covered for breaching.**
2. Please confirm whether heat pumps are proposed to be used to control temperature within the building, and if so, the location and likely noise output of the outdoor units proposed. Heat pumps have the potential to generate noise, and may exceed noise limits in the residential environment, given the limited setback to boundaries and the potential size of the units required for such a large building. **Yes heat pumps will be used only during the hours of operation. Number of exterior units and locations are now shown on the attached plans**
3. Please confirm whether any hazardous substances will be stored on site. Please refer to the Grey District Plan Appendix 3 for rules, hazardous substance classes and quantities that

are permitted within the Residential Environmental Area. If any hazardous substances are proposed on site, please provide information about the location, and quantities of these. **No hazardous substances to be stored on site.**

4. The transport assessment accompanying the application contains information which is inconsistent with the details in the application. The application states that there will be 10-15 staff on site, and the transport assessment assumes that only three professionals will be operating at any one time. The proposed building contains 6 consultation rooms, which indicates that up to six professionals may be working on site at any given time. This indicates a breach of the minimum car parking requirements on the site, and may result in effects on the road network and surrounding environment associated with insufficient on-site car parking. Please confirm the maximum number of professionals which may be taking patients/clients at any one time, and additional maximum numbers of staff expected to be on site at any one time. Using these figures, please provide a revised transport assessment, which accurately assesses the transport effects of the proposal, including the lack of on-site car parking for the proposal. **Updated traffic report attached in response to this question.**
5. Please confirm whether any fencing is proposed on any of the residential boundaries to mitigate the effects on the surrounding properties. If any fencing is proposed, please provide information about the style of fencing, any acoustic properties, height, location etc. **Existing fencing to remain on boundaries. Any fencing that is missing or in need of repair on the neighboring boundaries will be addressed as noted on the updated landscaping plan. No acoustic fencing.**

Within 15 working days of receiving this letter you may:

- (a) Provide the information that is stated above.
- (b) Give the Council notice that you agree to provide the information but that it is likely to take more than 15 working days. The Council will then set a reasonable time in which to provide the information.
- (c) Provide written notice that you refuse to provide the information.

In accordance with Section 88C of the Resource Management Act 1991 we will postpone the processing of your application until we receive this information. Please note that if you do not provide the information within 15 working days under option (a), within the time agreed upon under (b), or opt to refuse to provide the further information under (c), Council is required to publicly notify your application in accordance with section 95C.

Once we receive the requested information, we will be able to proceed to make a decision about whether your application should be publicly notified pursuant to section 95A, limited notified pursuant to section 95B (where only specific parties are considered to be adversely affected), or the approvals that are provided with your application may mean that your application can be processed on a non-notified basis.

Additional fees

Please note that additional fees may be charged for the processing of your application. Please refer to the application form for details.

Processing your application

Once satisfied that we have all the necessary information, a decision on how to process your application will be made. That is; without public notification if the adverse effects are considered to be no more than minor or by public notification if the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

If the application is to be publicly notified, we will advise you of this in writing within **20 working days** of lodgement of your application and/or the date of receipt of any further information that has been requested. Please note that if you do not provide all requested information Council is required to publicly notify your application, or your application may be declined.

If your application proceeds on a non-notified basis a decision will be made within **20 working days** from the date of your acknowledgement letter, with the addition of any days that we may have had to wait to receive any further information that has been requested.

If further information is required, then a request will be made to you in writing.

If you have any questions about any part of these processes, please contact the planning department on 03 769 8607.

Yours sincerely

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

Jodie White

RM Designs