
Friday, 21 July 2023

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

Commissioner Hearing

Kaupapataka

Attachments Volume 2

**LIMITED NOTIFIED RESOURCE CONSENT APPLICATION TO CONSTRUCT
AND OPERATE A CHURCH HALL AND CONSTRUCT A CARPARK AT 32
REYNOLDS ROAD, HAVELOCK NORTH – HASTINGS GOSPEL TRUST INC
(RMA20220170)**

Te Rā Hui:
Meeting date: **Friday, 21 July 2023**

Te Wā:
Time: **9.00am**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

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HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone **06 871 5000** | www.hastingsdc.govt.nz
TE KAUNIHERA Ā-ROHE O HERETAUNGA

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If calling ask for Brian Rickard

File Ref 72055#00100

5 May 2022

Mitchell Daysh Limited

PO Box 300673

Via email: ellen.robotham@mitchelldaysh.co.nz

Dear Ellen

Application for Resource Consent: 32 Reynolds Road HAVELOCK NORTH 4130, RMA20220170

A Section 95 assessment of your application has now been completed and the Application is required to provide information on the following:

- Comments from a qualified person that the species proposed for the landscaping is appropriate for its intended function and that it does not have adverse effects on the adjacent neighbours nor the road side, in terms of shadowing, leaf drop, root damage and included comment as to general maintenance required to ensure its purpose is sustainable.
- Comments from a qualified person(s) that the "rock filled soakage trench" (1m by 1m) and the proposed screen planting along the two side boundaries can co-exist. The comments must be specific to the species described in the Application (or propose alternatives) and also deal with the performance of the rain garden and its ongoing maintenance.
- Comment on the nature and function of the two narrow yards on north and west sides at the rear and side of the proposed building (shown as brown and no colour respectively).
- Describe the neighbourhood character (the general pattern in Reynolds Road will suffice) in order to show that the proposal is consistent with (or at least not inconsistent with) it. I note that the AEE comments on 8.2.5I- Landscaping Outcome and states:
‘proposed landscaping plan compliments the landscaping of neighbouring sites’ and
‘planting towards the front of the property is more cohesive with neighbouring landscaping as observed in Figure 5’.

These comments are not sufficient to provide a conclusion about an Assessment of Criteria 8.2.8E1.

In regard to the Assessment of Criteria 8.2.8E2- how the Design and Appearance integrates with the surrounding area, the AEE's comment *"that the proposal fits well within the surrounding area. The single story building is of a scale, form and height comparable to neighbouring sites"* is not considered adequate nor convincing. This aspect of neighbourhood character needs description in terms of general building form, scale and location as well as the extent, location and type of open space (namely but not exclusively landscaping). The AEE does not have an analysis to support its conclusion.

- Comments from a qualified person that the noise generated by the activity is not adverse to the amenity values of neighbours. This requires quantitative (i.e. ref to section 25.1.6C) and qualitative assessment based on typical church hall activities that exist in other comparable residential environments. While I acknowledge that the 1-hour meetings (Sunday morning and on Monday evening), for approximately 45 people, comprising of family groups, will not likely have a significant disturbance effect, I consider that people arriving at 6am and leaving at 8pm are likely to have a level of effect on neighbours' amenity, that is not less than minor. The characteristics of these arrival and departure events therefore require an assessment which is

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separate from the noise effects arising from within the building, having accounted for its design and construction material, in order to make an assessment of Criteria 8.2.8E3 and 8.

- Quantify the traffic volume and pattern of movement generated by the proposal based on the congregation's size and its demographic composition. (in part this is to support the AEE's statement that 9 vehicles on average, and a maximum of 12 vehicles, are estimated to travel to the site).
- Provide tracking curves on the site plan to shown manoeuvrability for all car parks. Confirm if there is a gate for the new drive and if so, how it functions.
- For determining the proposed Stormwater mitigation the Code of Practice now requires consideration of the 1 in 100 event (the application only addressed the 1 in 10 and the 1 in 50 year event). Please provide an assessment of a 1 in 100 year event.

Until the further information requested has been provided I will not be able to assess whether the application should be publicly or limited notified. Depending on the amendments to the Application and my assessment of amenity effects on the neighbours, it may be necessary to commission a peer review of any specialists' Reports that are provided.

In the meantime processing of the application will not continue until you reply to this request within 15 working days as of today (in accordance with section 92A) by either informing the Council that you agree to provide the information and specify a reasonable timeframe for doing so, or you give a written notice that you refuse to provide the information.

Yours sincerely



Brian Rickard
Senior Environmental Planner (Consents)
brianr@hdc.govt.nz



PO Box 149, Napier 4140
New Zealand
+64 6 834 4098

Reference: MDL001967

18 May 2022

Brian Rickard
Hastings District Council
Private Bag 9002
HASTINGS 4156

By E-mail: brianr@hdc.govt.nz

Dear Brian

RE: RESPONSE TO S92 REQUEST – RMA20220170, HASTINGS GOSPEL HALL TRUST, 32 REYNOLDS ROAD, HAVELOCK NORTH

I refer to your section 92 request dated 5 May 2022. The following letter provides a response to some of the items of information requested. The remaining items are to be discussed at a meeting presently organised for Friday 20 May 2022.

S92 Response

Item 1 – Appropriateness of landscaping species

Comments from a qualified person that the species proposed for the landscaping is appropriate for its intended function and that it does not have adverse effects on the adjacent neighbours nor the road side, in terms of shadowing, leaf drop, root damage and included comment as to general maintenance required to ensure its purpose is sustainable.

Response:

A letter is provided by Dan Sankey of Greenleaf Nurseries which specifies the plant selection criteria and provides a summary of the type of vegetation to be used at the site. This letter is attached.

Item 2, 3 and 8 – Stormwater

Comments from a qualified person(s) that the "rock filled soakage trench" (1m by 1m) and the proposed screen planting along the two side boundaries can co-exist. The comments must be specific to the species described in the Application (or propose alternatives) and also deal with the performance of the rain garden and its ongoing maintenance.

Comment on the nature and function of the two narrow yards on north and west sides at the rear and side of the proposed building (shown as brown and no colour respectively).

For determining the proposed Stormwater mitigation the Code of Practice now requires consideration of the 1 in 100 event (the application only addressed the 1 in 10 and the 1 in 50 year event. The Please provide an assessment of a 1 in 100 year event.

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Response:

LHT Design Ltd has provided a letter and updated stormwater assessment which are attached. The letter confirms that the soakage trench is to be set at a depth appropriate for the selected plant species described in the Greenleaf Nurseries letter.

The updated stormwater assessment includes consideration of a 1 in 100 year event. It confirms that the proposed system provides sufficient capacity for a 1 in 100 year event.

Regarding the function of the narrow yards to the north and west of the proposed building, the area shown in brown is unvegetated soakage trench as shown on page 9 of the updated stormwater assessment. The strip to the north is proposed impervious surface which has been incorporated into the stormwater assessment. These areas are not proposed to be vegetated given the difficulty in accessing these areas for landscaping maintenance and shading from the close proximity of the proposed building and fence. This is not considered to adversely affect the character of the Havelock North Residential Character Zone, or the amenity of neighbours because the fencing which is visible to neighbours is of a design appropriate for the zone and residential character of the neighbourhood, and because these areas are not visible to the public from any other location.

Item 3 – Neighbourhood Character

Describe the neighbourhood character (the general pattern in Reynolds Road will suffice) in order to show that the proposal is consistent with (or at least not inconsistent with) it. I note that the AEE comments on 8.2.5I- Landscaping Outcome and states:

'proposed landscaping plan compliments the landscaping of neighbouring sites' and 'planting towards the front of the property is more cohesive with neighbouring landscaping as observed in Figure 5'.

These comments are not sufficient to provide a conclusion about an Assessment of Criteria 8.2.8E1.

In regard to the Assessment of Criteria 8.2.8E2- how the Design and Appearance integrates with the surrounding area, the AEE's comment "that the proposal fits well within the surrounding area. The single story building is of a scale, form and height comparable to neighbouring sites" is not considered adequate nor convincing. This aspect of neighbourhood character needs description in terms of general building form, scale and location as well as the extent, location and type of open space (namely but not exclusively landscaping). The AEE does not have an analysis to support its conclusion.

Response:

The Havelock North Residential Environment is described in Section 4.3.4.2 of the Assessment of Environmental Effects (AEE). This description includes a description of the landscape character and the architectural character of the Havelock North Residential Character Zone, within which the site is located. Figure 5 of the AEE demonstrates that the character of Reynolds Road is as described in Section 4.3.4.2. In particular, Reynolds Road is characterised by:

- Trees and landscaping are the dominant visual elements with plantings typically located at the front of properties;
- Buildings are broken up by and in some cases screened behind hedges, fences and mature exotic trees;
- Varied fence heights and landscaping means that the streetscape changes as the observer's viewpoint changes;

- The use of exotic specimens means that the streetscape changes with the seasons;
- Architecture is mixed without a high concentration of any one style representative of an era in building style;
- The majority of buildings are single story and are set towards the middle or back of the property; and
- The majority of sites have a primary residential building and some sites have smaller ancillary buildings such as garages and/or garden sheds.

The proposal is consistent with this character by ensuring greenery, in the form of tree species, is planted towards the front of the property, screening the buildings and carparking in a manner consistent with neighbouring properties. It is considered that the proposed planting will actually improve the coherency of the site within this character zone as it will provide an increased level of screening and higher level of vegetation at the front of the property than is the case with the previous residential use of the property. The use of exotic and a mix of deciduous and evergreen varieties is similar to the landscaping of surrounding properties and maintains the interest and seasonal change of the streetscape.

The proposal is for a single, one-story building of approximately 88m², which equates to approximately 12% of the site and is well within permitted standards for the zone. The proposed building design has a gabled roof and weatherboard cladding. This design, scale and height is similar to the existing dwelling on the property, and with neighbouring buildings which have weatherboard cladding, gabled roofs and planting which obscures the visibility of buildings but does not necessarily completely hide them. Additional images are included below to demonstrate the similarity of proposed planting and building design between the proposal and neighbouring properties. Note that one of these images is from 2015 and plantings have now grown to further obscure the buildings in a manner similar to that intended by the proposed landscaping at 32 Reynolds Road.



Figure 1: Example of landscape and building character of Reynolds Road. Image shows 43 Reynolds Road (white house) and 45 Reynolds Road (hedge) (source: Ellen Robotham, March 2022)



Figure 2: Example of landscape and building character of Reynolds Road. Image shows driveway of 47/49 Reynolds Road, and houses and front planting of 51 and 53 Reynolds Road (source: Google Street View, June 2015)

Item 6 and 7 – Traffic, Movement and Parking

Quantify the traffic volume and pattern of movement generated by the proposal based on the congregation's size and its demographic composition. (in part this is to support the AEE's statement that 9 vehicles on average, and a maximum of 12 vehicles, are estimated to travel to the site).

Provide tracking curves on the site plan to shown manoeuvrability for all car parks. Confirm if there is a gate for the new drive and if so, how it functions.

Response:

Up to 45 people comprising family groups are estimated to use the proposed building at any one time. Based on an anticipated 9 vehicle movements occurring twice a week (Sunday morning and Monday evening), this equates to an average of 2-3 traffic movements per day across a 7-day period.

The operative Hastings District Plan (District Plan) includes design standards for parking spaces to ensure motorists are able to easily and safely manoeuvre in and out of parking spaces. That is minimum widths and lengths of parking stalls for various configurations including 90° and parallel as proposed, and minimum depths for the associated manoeuvring isle. These standards have been complied with as shown on the site plan. Additional space of approximately 11m by 7m is available in front of the building entrance which would allow for three-point turns if needed. The 2003 Hastings District Plan included traffic sightlines in Appendix 14.1-1(A).¹ These required a minimum turning radius of 6.3m and minimum overhang radius of 6.6m. The proposal includes a manoeuvring space of over 8m, well in excess of the 2003 requirements. Recommended percentile car tracking curves are not included in the District Plan so it is unclear what dimensions are anticipated to be applied in this case. Given the compliance with the District Plan car park dimensions and manoeuvring isle widths which are based on safely accommodating standard passenger vehicles for parking and manoeuvring, it is respectfully suggested that there is no need to follow this information up with separate vehicle tracking curve diagrams.

A sliding gate is proposed to be installed which would be manually operated.

I trust that the above explanation and attached document provides all the requested information, except in regard to Item 5 relating to a noise assessment and Item 7 relating to car tracking curves. These items are to be discussed at a meeting currently scheduled for 20 May 2022.

Please feel free to contact me should you have any queries.

Yours sincerely,



Ellen Robotham
Mitchell Daysh Ltd
Email address: ellen.robatham@mitchelldaysh.co.nz

¹ <https://www.hastingsdc.govt.nz/assets/Document-Library/District-Plan/Part-E-General-provisions/Traffic-Sightlines-Parking-Access-and-Loading-14-1-1a.pdf>

Ellen Robotham

From: Ellen Robotham <ellen.robatham@mitchelldaysh.co.nz>
Sent: Friday, 20 May 2022 3:44 p.m.
To: Brian Rickard
Cc: Philip McKay; Andy Smith
Subject: RE: Section 92 response for RMA20220170 - Hastings Gospel Hall Trust, 32 Reynolds Road
Attachments: 32 Reynolds Road Landscape design.docx; Amended Stormwater Assessment.pdf

Afternoon Brian

Thanks again for meeting with us this afternoon. Here are the missing attachments from the s92 response. As discussed at the meeting today, I will provide information regarding the following matters at a later date:

- Other hall sites in the Hastings area, numbers of congregants and numbers of car parks.
- A description of anticipated noise activities which were discussed during the meeting today.
- Further information regarding potentially affected persons.

Thanks,
Ellen

 **Ellen Robotham**
Consultant

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From: Ellen Robotham
Sent: Wednesday, 18 May 2022 3:39 pm
To: Brian Rickard <brianr@hdc.govt.nz>
Cc: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>; Andy Smith <ajs@snz.net.nz>
Subject: Section 92 response for RMA20220170 - Hastings Gospel Hall Trust, 32 Reynolds Road

Good afternoon Brian

Further to my earlier email confirming whether 2pm on Friday 20 May will suit you for a meeting to discuss this proposal, please find attached a partial response to your S92 request dated 5 May 2022.

Regards,
Ellen



10th May 2022

32 REYNOLDS ROAD HAVELOCK NORTH HALL PLANT SPECIES SPECIFICATIONS.

The landscape design plan for the proposed hall at 32 Reynolds Road has used just 4 different plant species that are in keeping with the surrounding plantings in the area and have been selected to meet the following criteria. The design also helps mitigate the direct view of the hall from neighboring properties and from Reynolds Road.

Selection criteria.

Not to shade neighboring properties.

No intrusion of roots into drains.

Provide seasonal interest especially autumn colour.

Low maintenance.

Minimal leaf drop.

The 4 plant species specified are as follows;

Front boundary.

Acer rubrum Autumn Blaze. A deciduous upright growing tree providing outstanding rich orange / red toning in autumn. Maintains a nice upright oval shape 8 x 3m.

Front boundary lower planting.

Lomandra Lime Tuff

A smaller variety of Lomandra that only grows to between 40cm and 45cm in height and width. A compact grass with fine, lime-green foliage that retains its colour throughout the year. Hardy and tolerates frost, dry conditions and thrives well in part shade to full sun. Tolerates most types of soil and is suitable for mass planting as a groundcover.

Boundary plantings -2 also planted in front of the hall building

Thuja occidentalis pyramidalis

Deep green foliage throughout Spring and Summer with a gradual change to bronze tones in Winter. Looks good matching in a row or use as a single punctuation mark. Easy to grow and hardy. 4m x 1m.

Planting in front of hall building.

Lomandra Little Con

L. Little Con is slightly smaller than L. Lime Tuff only growing to a height and width of approximately 30cm x 50cm. Compact with fine, grass-like foliage and producing cream coloured flower spikes in Summer. Tolerates frost, periods of drought and retains its colour throughout the year and suitable for using as a groundcover.

Daniel J. Sankey

Landscape design

C 021 2285006

E djs@greenleafnurseries.co.nz



Document Prepared by:

LHTDesign Limited
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Telephone: (06) 870-3400
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**REPORT FOR PROSTRUCTURE LTD
32 REYNOLDS ROAD, HAVELOCK NORTH – STORMWATER DESIGN**

Project Number: 13674

Document Control

Version	Date	Status	Prepared
B	10/05/2022	Consent RFI	GDS

Written by:

A handwritten signature in black ink, appearing to read "GDS", is written over a horizontal line.

Guy De Salis
Project Manager

Reviewed by:

Bronwyn Swanson
Project Manager

Approved for Issue by:

A handwritten signature in black ink, appearing to read "GDS", is written over a horizontal line.

Guy De Salis
Project Manager

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1 INTRODUCTION

LHTDesign has been engaged by Prostructure Ltd to provide documentation in support of a resource consent application for the proposed construction of a hall development at 32 Reynolds Road, Havelock North..

2 EXECUTIVE SUMMARY

The site as per the Prostructure proposal will be light use, similar to residential. The storm water design for the new development is all stormwater collected via the roof and hardstand area is directed into onsite soakage. To prevent carpark run off being transferred directly to soakage the catch pits with Hynds Stormsheilds installed to the outfall.

Due to the inability to get two rows of parking it is suggested the perimeter garden is increased to 1.5m each side. Above the soakage trench will be planted to minimize the stormwater generated and provide visual amenity.

At the time of this report a geotechnical investigation had not been undertaken. When comprehensive site testing is undertaken the Geotech engineer should comment on soakage capacity. As a result this report has conservatively estimated soakage at 5mm/hr. To provide overflow capacity for heavy rain events the design has considered both 1/10 year event, 1/50 year event and 1/100 year event.

Proposed new hall development stormwater components:

Gutters – 125mm box gutter

Downpipes – 2 x 74mm diameter downpipes

Catchpits – 600 x 600 x 600 catchpits with Hynds Stormsheilds to the outfall. Catch pits will be directed into 100mm drainage piping to the soakage trench and directed into the novaflo pipe.

The down pipe will be directed into a 85mm site drain at a fall of 1:90 and directed into the soakage trench. Stormwater from the roof will be kept separated from carpark run off

3 CATCHMENT AREA

Niwa HIRDS V4 – RCP 6.0 – 2031-2050

Rainfall intensities (mm/hr) :: RCP6.0 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h
1.58	0.633	32.1	23.4	19.5	14.3
2	0.500	36.2	26.4	22.0	16.0
5	0.200	51.5	37.2	30.7	22.2
10	0.100	63.9	45.8	37.7	27.0
20	0.050	77.6	55.2	45.3	32.2
30	0.033	86.2	61.1	50.0	35.5
40	0.025	92.5	65.4	53.5	37.8
50	0.020	97.7	68.9	56.3	39.7
60	0.017	102	71.8	58.6	41.3
80	0.013	109	76.5	62.3	43.8
100	0.010	115	80.3	65.3	45.8
250	0.004	138	96.3	77.9	54.2

3.1 SITE CATCHMENT

From E1/Vm1 – 9.0.5	<p>$R_c = 10CIA$</p> <p>where</p> <p>C = run-off coefficient (see Table 1).</p> <p>I = rainfall intensity (mm/hr).</p> <p>A = area (hectares) of catchment</p>
Roof and Hardstand Area	$= 635m^2 = 0.0635$ hectares
$R_c = 10CIA$	$= 10 \times 0.90 \times 27.0 \times 0.0635$
1/10 Year R_c	= 15.4m³
$R_c = 10CIA$	$= 10 \times 0.90 \times 39.7 \times 0.0635$
1/50 Year R_c	= 23.3m³
$R_c = 10CIA$	$= 10 \times 0.90 \times 45.8 \times 0.0635$

LHTDesign Ltd

I:\0_projects\13500-13999\13674 prostructure havelock north hall development stormwater design\general\specifications and reports\low20510.docx

Date Prepared: 10/05/2022

Date Printed: 13/05/2022

1/100 Year Rc	=26.2m3
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3.2 DISPOSAL TO SOAK PIT

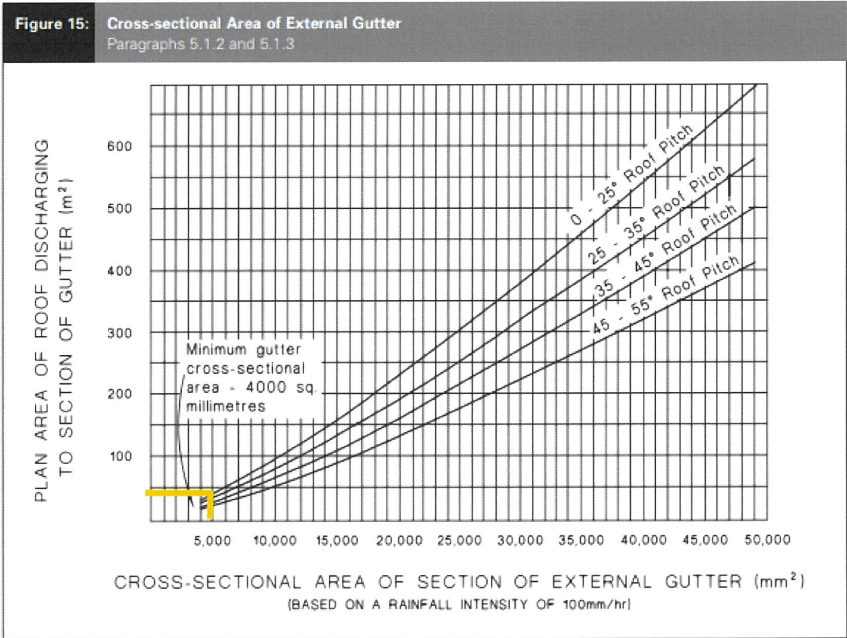
32 Reynolds Road	Area= 635m ²
Vsoak = AspSr/1000 Asp = area at base of soak pit Sr = Soakage Rate	AspSr/1000 Soakage rate assumed at 5mm/hour based on HBRC Waterway Guidelines Stormwater Management Table 5.1 – Clay Loam soil
Proposed soakage pit	25.0m x 1.0m x 1.0m deep x 2 = 50m3
Vsoak = AspSr/1000	25.0 x 1.0 = 25.0m ² x 5.0/1000 = 0.125m3 x 2 (trench each side) = 0.25m3
Vstor = volume of soak pit x 38%	25.0 x 1.0 x 1.0 = 25.0 x 0.38 = 9.5m ³ 9.5 x 2.0 = 19m3
Vstor + Vsoak	19.0+0.25 = 19.25m3
	19.25m3 > 17.9m3
Ponding capacity	8.4m3 of ponding area @ 1:200 fall across a carpark of 14m x 30m. Average depth of 20mm.
	19.25m3 + 8.4m3 = 27.65m3 > 26.2m3 providing sufficient capacity for a 1/100 year event over an hour.

4 DOWNPIPE & GUTTER DESIGN

4.1 GUTTER SIZING

Sizing to equivalent E1/AS1		
Maximum Roof areas	= 40.5m2 (81/2 areas either side of the ridge)	
Roof area serving downpipe = 40.5m² x 2		
Figure 15 NZBC E1/AS1 pg. 43		
Maximum area per down pipe	40.5m2	
	Converted to cross sectional area using E1/AS1 Figure 16	
	= 5000mm² (15mm Freeboard)	
Proposed Gutter: 125 Box Gutter – 7,500mm2 cross sectional area, with 15mm freeboard.		

NZBC E1/AS1 - Figure 15



4.2 DOWNPIPE SIZING

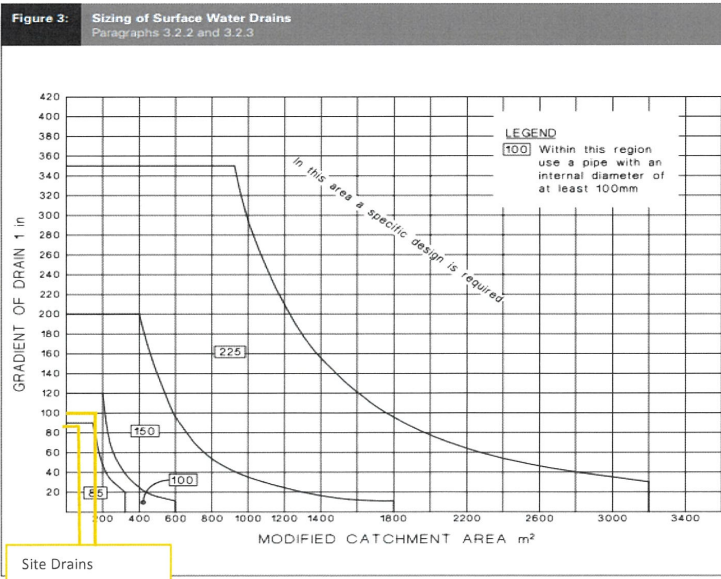
From Table 5 E1/AS1		
Maximum plan area serving each downpipe	40.5m2	Total required: 2 downpipes .
From table 5 E1/AS1	Minimum 63mm internal Ø downpipes required. Suggested to increase down pipe size to 74mm and install a leaf diverter or gutter guard.	

Table 5: Downpipe Sizes for Given Roof Pitch and Area Paragraph 4.2.1				
Downpipe size (mm) (minimum internal sizes)	Roof pitch			
	0-25°	25-35°	35-45°	45-55°
Plan area of roof served by the downpipe (m²)				
63 mm diameter	60	50	40	35
74 mm diameter	85	70	60	50
100 mm diameter	155	130	110	90
150 mm diameter	350	290	250	200
65 x 50 rectangular	60	50	40	35
100 x 50 rectangular	100	80	70	60
75 x 75 rectangular	110	90	80	65
100 x 75 rectangular	150	120	105	90

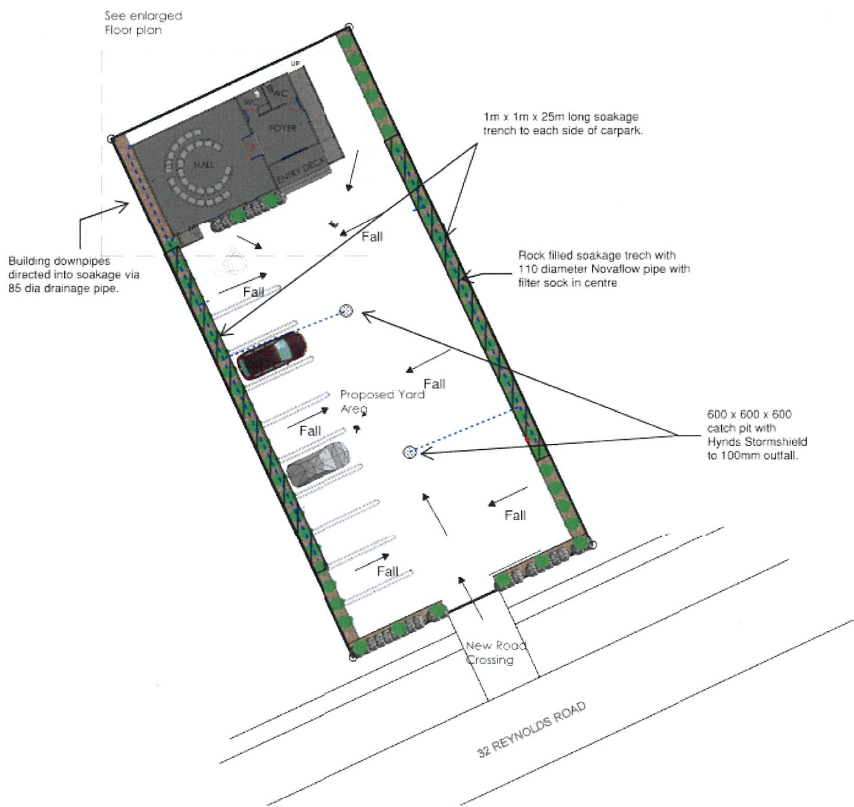
5 SIZING OF SURFACE WATER DRAINS

5.1 SIZING OF DRAINS

Hall	= 81m ²
Modified catchment area = 0.01AI	= 0.01 x 81 x 39.7
A = Area	
I = Rainfall intensity	
Modified catchment area	= 32.2m ²
Carpark	= 550 ²
Modified catchment area = 0.01AI	= 0.01 x 550 x 39.7
A = Area	
I = Rainfall intensity	
Modified catchment area	= 163.4m ²
From Figure 3 – E1/AS1	<p>Modified catchment areas of 32.2m² correlates to an 85mm drain at 1:90 fall.</p> <p>Modified catchment area of 163.4m² correlates to a 100mm drain at 1:100 fall.</p> <p>Drain will collect both downpipes and carry stormwater to soakage trench. Water from downpipes will be kept separated from carpark run off.</p>



6 PROPOSED LAYOUT AND DESIGN



From: [Ellen Robotham](#)
To: [Brian Rickard](#)
Cc: [Philip McKay](#); [Andy Smith](#)
Subject: RE: Section 92 response for RMA20220170 - Hastings Gospel Hall Trust, 32 Reynolds Road
Date: Monday, 23 May 2022 2:02:09 PM
Attachments: [ATT00001.gif](#)

Good afternoon Brian

Please find below a list of other Plymouth Brethren Christian Churches in Hastings.

Small Local Churches (of a similar size/scale to the proposed Church at 32 Reynolds Road). Some of these are houses converted into a small Church.

- 105 Nottingham Road
- 403 Frimley Place
- 907 Gordon Road
- 1101 Williams Street
- 2 Hillsbrook Place
- 1025 Omaha Road
- 505 Tomoana Road
- 909 Avenue Road

Main Hastings Church

- 106 Percival Road.

As described at the meeting on Friday, the main noise effect arising from the proposal is considered to be the sound of car doors closing when congregants arrive and leave from meetings. Families are encouraged to shut their doors carefully to minimise slamming. While meetings may begin at 6am, for the last 2 years Sunday morning meetings have typically been held at 9am. Anecdotal evidence provided by Andy is that at another similarly sized site, neighbours were unaware of 6am services occurring because noise effects were minimal.

The numbers of regular attendees is not expected to increase significantly as larger meetings are held at the Percival Road site. Meetings do not include drums or amplified music or signing. The hall is proposed to be built with double glazing and sound batts which will further mitigate any noise effects. There is no skateboarding or other recreational use of the hardstand and a gate is proposed to ensure the area is not used for those purposes by the general public.

I understand that Andy will begin meeting with neighbours as soon as possible so we will provide an update on those when we are able.

Thanks,
Ellen



Ellen Robotham
Consultant

+64 21 457 322 | PO Box 149, Napier 4140

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From: Ellen Robotham
Sent: Friday, 20 May 2022 3:44 pm
To: Brian Rickard <brianr@hdc.govt.nz>
Cc: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>; Andy Smith <ajs@snz.net.nz>
Subject: RE: Section 92 response for RMA20220170 - Hastings Gospel Hall Trust, 32 Reynolds Road

Afternoon Brian

Thanks again for meeting with us this afternoon. Here are the missing attachments from the s92 response. As discussed at the meeting today, I will provide information regarding the following matters at a later date:

- Other hall sites in the Hastings area, numbers of congregants and numbers of car parks.
- A description of anticipated noise activities which were discussed during the meeting today.
- Further information regarding potentially affected persons.

Thanks,
Ellen

From: Ellen Robotham
Sent: Wednesday, 18 May 2022 3:39 pm
To: Brian Rickard <brianr@hdc.govt.nz>
Cc: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>; Andy Smith <ajs@snz.net.nz>
Subject: Section 92 response for RMA20220170 - Hastings Gospel Hall Trust, 32 Reynolds Road

Good afternoon Brian

Further to my earlier email confirming whether 2pm on Friday 20 May will suit you for a meeting to discuss this proposal, please find attached a partial response to your S92 request dated 5 May 2022.

Regards,
Ellen

From: [Ellen Robotham](#)
To: [Brian Rickard](#)
Subject: RE: RMA20220170 update from neighbours
Date: Tuesday, 7 June 2022 3:38:00 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[ATT00001.gif](#)

Afternoon Brian

In regards to the noise assessment, I refer to the below description of potential noise effects arising from the proposal and mitigations.

As described at the meeting on Friday 20 May, the main source of noise arising from the proposal is considered to be the sound of car doors closing when congregants arrive and leave from meetings. Families are encouraged to shut their doors carefully to minimise slamming and mitigate potential noise effects. While meetings may begin at 6am, for the last 2 years Sunday morning meetings have typically been held at 9am. Anecdotal evidence provided by Andy is that at another similarly sized site, neighbours were unaware of 6am services occurring because noise effects were minimal.

The numbers of regular attendees is not expected to increase significantly as this meeting hall provides for neighbourhood meetings only, and larger meetings are held at the Percival Road site. Meetings do not include drums or amplified music or singing. The hall is proposed to be built with double glazing and sound batts which will further mitigate any noise effects. There are no youth events or meetings proposed to be held at this site. There is to be no skateboarding or other recreational use of the hardstand and a gate is proposed to ensure the area is not used for those purposes by the general public. Additionally, it is noted that the proposed average traffic movements are low and there are only 2 occurrences of meetings proposed per week.

Any noise effects arising from the proposal are considered to be less than minor and are not considered to be contrary to the character of the residential environment.

I look forward to hearing if there are any further comments on the stormwater assessment.

Thanks,
Ellen



Ellen Robotham
Consultant

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From: Brian Rickard <brianr@hdc.govt.nz>
Sent: Thursday, 2 June 2022 1:36 pm
To: Ellen Robotham <ellen.robotham@mitchelldaysh.co.nz>
Subject: RE: RMA20220170 update from neighbours

Afternoon

I am waiting for Engineering comments on the SW assessment. Your reply did not address the noise related items that I raised and although I conceded Phil's point about the cost of an Acoustic Assessment there is still room for comment on the potential nuisance effect. Let me know if anything is intended but as I can prepare my Report without any comment I plan on starting this tomorrow.

cheers
Brian

From: Ellen Robotham [<mailto:ellen.robotham@mitchelldaysh.co.nz>]
Sent: Thursday, 2 June 2022 11:29 AM
To: Brian Rickard <brianr@hdc.govt.nz>
Subject: RE: RMA20220170 update from neighbours

Hi Brian

Can you please clarify if you accept the Section 92 request as being responded to as per my emails dated 18, 20 and 23 May 2022? We stand by our assessment in the resource consent application that the proposal does not cause any adverse effects which are more than minor. I note that attaining agreement from the neighbours was not part of the Request for Further information dated but was agreed to by our client at our meeting on 20 May 2022. We understand that the applicant has attained 2 written approvals and is hoping to attain a third and will forward these as soon as possible.

Aside from written approvals, are there any matters awaiting response?

Regards,
Ellen



Ellen Robotham
Consultant

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From: Brian Rickard <brianr@hdc.govt.nz>
Sent: Thursday, 2 June 2022 10:54 am
To: Ellen Robotham <ellen.robatham@mitchelldaysh.co.nz>
Subject: RMA20220170 update from neighbours

I have had several emails and calls from neighbours about what is being conveyed to neighbours namely that I have said that they are the only parties required to sign an APC in order for the processing to continue. This is unfortunately not correct and I'd like you to point out to the Applicant the actual s95 provisions. I was not definitive about what parties I considered needed to be approached but obviously expect the adjacent neighbours to be included. I have answered the neighbours' emails to say that I will write to the Applicant now to set the record straight.
I can advise that the overall sentiment from neighbours is adverse to the proposal.
At this point it seems likely the decision will be for full notification but I do not wish to discuss this outcome until after the s92 response has been assessed.

regards
Brian

BRIAN RICKARD
SENIOR ENVIRONMENTAL PLANNER - CONSENTS



Phone (06) 871 5000
Email brianr@hdc.govt.nz Web hastingsdc.govt.nz
Hastings District Council, Private Bag 9002, Hastings 4156, New Zealand

[Matariki](#)



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Please consider the environment before printing this e-mail

From: Ellen Robotham
To: Brian Rickard
Subject: RE: RMA20220170
Date: Wednesday, 15 June 2022 12:03:09 PM
Attachments: image001.png
image002.png
image003.png
ATT00001.gif

Hi Brian

Apologies for the delay in responding. I have emailed Andy about some of the matters and was hoping to respond with all the information. Here is a response to some of the matters you raise below and I will get back to you with the additional matters when I am able.

In regards to 8.2.5K and 8.2.5L, the non-compliance is in relation to the front fence being an open style in accordance with the character of the street, as opposed to the closed style required by standard 26.1.6D.5(iv). It is considered that there is no adjoining neighbours as this fence fronts to the road. The reference to 26.1.6D5(v) is an error as it is not a public carpark and therefore that standard does not apply. An assessment against 26.1.6D.5(iv) is included in Appendix 4 (Table 3) to the application and is copied below:

5. Design and Construction of Parking Areas ... (iv) Where a public or non-residential parking area is within or adjoins a Residential Zone, a 1.8 metre high, fully enclosed screen shall be erected or a landscape strip of a minimum width of 5 metres adjoining the boundary or the Residential Zone shall be provided. These requirements may be reduced or waived with the consent of the adjoining neighbour. ...	A 1.8m pool style fence is proposed as per the proposed landscaping along the front boundary and 1.8m high closed fences are proposed along the side and rear boundaries. Although the proposed front fence is not fully enclosed, the proposed planting would provide sufficient screening in a manner that provides for Havelock North Character Residential Zone outcomes, as discussed above under 8.2.5K. Also, the wording of this standard refers to adjoining neighbours, it is therefore assumed that it does not apply to front fences.	Complies with side fences. <i>Assumed to be not required on the front boundary otherwise standard 8.2.5K, could not be complied with.</i>
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8.2.5I Landscaping – I have calculated the area at just over 20%. I note that the stormwater calculations were based off an earlier site plan which proposed less landscaping. I have used the following calculations to reach this conclusion:

- $38.2 \times 15.68 = 598.976\text{m}^2$ for the main area of carpark and building
- $3 \times 2.485 = 7.455\text{m}^2$ for the driveway
- $= 606.431\text{m}^2$
- $606 / 760 = 79.7\%$

I note there is some additional planting proposed directly adjacent to the building which has not been incorporated into the above calculation and would increase the area of landscaping/impervious surface by a small amount.

Stormwater calculations – the roof area serving a drain has been split in two (i.e. each side of the roof – $40.5 \times 2 = 81$). $81 + 550 = 631$ so I suspect that 635 is a conservative number which incorporates runoff from the driveway which is outside the sites boundary and dimension haven't been included on the site plans. As above in regards to the percentage of impervious surface, I note that the stormwater calculations were based off an older site plan which proposed less landscaping and therefor can be considered a conservative assessment.

Regards,
Ellen

 **Ellen Robotham**
Consultant

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From: Brian Rickard <brianr@hdc.govt.nz>
Sent: Wednesday, 8 June 2022 3:23 pm
To: Ellen Robotham <ellen.robatham@mitchelldaysh.co.nz>
Subject: RMA20220170

greetings

sorry about the delay as I wanted to get through most of my Report (just dealt with the District plan Std's) before replying. The s92 request has been fulfilled and nothing more is needed, but you can address the following of your statements:

under 8.2.5K fencing: that fencing will not comply with 26.1.6D5 (v and vi). Are you referring to-
(iv) Where a public or non-residential parking area is within or adjoins a Residential Zone, a 1.8 metre high, fully enclosed screen shall be erected or a landscape strip of a minimum width of 5 metres adjoining the boundary or the Residential Zone shall be provided. These requirements may be reduced or waived with the consent of the adjoining neighbour.

(v) A reservoir space shall be provided within public carparks to prevent vehicles queuing on the street.

in which case what aspect of non compliance do you mean?

8.2.5L Traffic – same query

8.2.5I Landscaping – I have assessed the area at only 9% (site area less building+drive) but you will need to check and confirm.

8.2.5C- the HRB infringement has been described OK but not the vertical and horizontal (base) extent so please provide or/and shown on the elevation.

27.1.6- As the earthworks exceed the permitted volume you will need to provide a figure (car park, Stormwater trenches area times depth = volume, please.

There was no mention of building material (eg roof) nor insulation type or rating. I recall it being said that the building was erected off-site and moved on so I assume they know what it is made from.

last - the SW figures from LHT Design are hard to equate-

Hall 81m^2 Roof area 40.5m^2 car park 550m^2 and there is also a total of 635m^2

Mostly these are details and wont change anything but a response will make my Report more complete.
cheers
Brian
BRIAN RICKARD
SENIOR ENVIRONMENTAL PLANNER - CONSENTS



Phone (06) 871 5000
Email brianr@hdc.govt.nz Web hastingsdc.govt.nz
Hastings District Council, Private Bag 9002, Hastings 4156, New Zealand



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From: [Ellen Robotham](#)
To: [Brian Rickard](#)
Cc: [Philip McGay](#)
Subject: RE: RMA20220170
Date: Thursday, 30 June 2022 9:55:01 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[ATT00001.gif](#)
[HaveLock_North Hall 2022 - Character Zone - Phil McGay - 3.pdf](#)

Hi Brian

Please find further details regarding height in relation to boundary, building materials and estimated earthworks below.

The client is now proposing to position the building 2.8m from the western boundary such that there is now no exceedance of the building recession plain, and the proposal now complies with the relevant District Plan standard. Updated plans have been attached which demonstrate this change. The movement of the building is not considered to cause any additional adverse effects or an increase of any adverse effects.

These plans have been developed assuming the following levels and dimensions:

- floor level is around 600-700mm off the Ground and the stud height is 2600mm the height of the building at the closest point to the boundary (1500mm) would be around 3600mm see West elevation A4.

The following overview of proposed building materials is also provided. It is noted that the client is currently working with neighbours and subsequent design changes may arise as a result.

- Roof tiles – colour steel tin tiles.
- Exterior cladding – Linear
- Insulation to NZS 3604 (R2.8 Wall batts and R3.6 Ceiling)
- Windows and Doors – Double Glazed Aluminium Joinery.
- Steps and Ramps – Reinforced Concrete with Plaster finish.
- Handrails – Steel pipe.
- Internal Wall Linings – Gib Board Stopped to paint finish.
- Ceiling – Suspended Ceiling
- Floor Coverings – Carpet to Hall and Foyer, vinyl to W/C wet areas.
- Heating – Airconditioning system
- Lighting – Suspended ceiling LED lights.

I am going on leave for about a week and a half. Please contact Phil in the interim if anything arises.

Thanks,
Ellen

 **Ellen Robotham**
Consultant
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From: Brian Rickard <brianr@hdc.govt.nz>
Sent: Friday, 17 June 2022 1:17 pm
To: Ellen Robotham <ellen.robotham@mitchelldaysh.co.nz>
Subject: RE: RMA20220170

good one, thanks for the update

From: Ellen Robotham [<mailto:ellen.robotham@mitchelldaysh.co.nz>]
Sent: Friday, 17 June 2022 10:43 AM
To: Brian Rickard <brianr@hdc.govt.nz>
Subject: RE: RMA20220170

Hi Brian

As a further update on behalf of our client, they are working with various neighbours to understand their concerns and are develop some solutions. One of these relates to amending the building design so I will wait until a final design has been decided upon to respond to the building material and height in relation to boundary questions.

I am still following up regarding the earthworks volume and will pass that info on when I am able, perhaps at the same time as confirmation of building design.

Thanks and have a good weekend,
Ellen

 **Ellen Robotham**
Consultant
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www.mitchelldaysh.co.nz

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email or accompanying attachments is strictly prohibited. If you have received this message in error, please notify us immediately by return email.

From: Brian Rickard <brianr@hdc.govt.nz>
Sent: Wednesday, 15 June 2022 12:40 pm
To: Ellen Robotham <ellen.robotham@mitchelldaysh.co.nz>
Subject: RE: RMA20220170

thanks for that, I'll update my report later. Speaking of which it is 90% done and I have the reminder in my head. I was on it almost all of the time the past two days and would have it at 99% by now except an urgent onhold job came alive last night and that takes out the next couple of days. I still hope to be finished by Friday

Brian
From: Ellen Robotham [mailto:ellen.robotham@mitchelldaysh.co.nz]
Sent: Wednesday, 15 June 2022 12:02 PM
To: Brian Rickard <brianr@hdc.govt.nz>
Subject: RE: RMA20220170

Hi Brian

Apologies for the delay in responding. I have emailed Andy about some of the matters and was hoping to respond with all the information. Here is a response to some of the matters you raise below and I will get back to you with the additional matters when I am able.

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Stormwater calculations – the roof area serving a drain has been split in two (i.e. each side of the roof – 40.5x2 = 81). 81+550=631 so I suspect that 635 is a conservative number which incorporates runoff from the driveway which is outside the sites boundary and dimension haven't been included on the site plans. As above in regards to the percentage of imperious surface, I note that the stormwater calculations were based off an older site plan which proposed less landscaping and therefor can be considered a conservative assessment.

Regards,
Ellen

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Sent: Wednesday, 8 June 2022 3:23 pm
To: Ellen Robotham <ellen.robotham@mitchelldaysh.co.nz>
Subject: RMA20220170

greetings
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27.1.6- As the earthworks exceed the permitted volume you will need to provide a figure (car park, Stormwater trenches area times depth = volume, please.

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Hall 81m² Roof area 40.5m² car park 550m² and there is also a total of 635m²

Mostly these are details and wont change anything but a response will make my Report more complete.
cheers
Brian
BRIAN RICKARD
SENIOR ENVIRONMENTAL PLANNER - CONSENTS



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Email brian@hdc.govt.nz Web hastingsdc.govt.nz
Hastings District Council, Private Bag 9002, Hastings 4156, New Zealand



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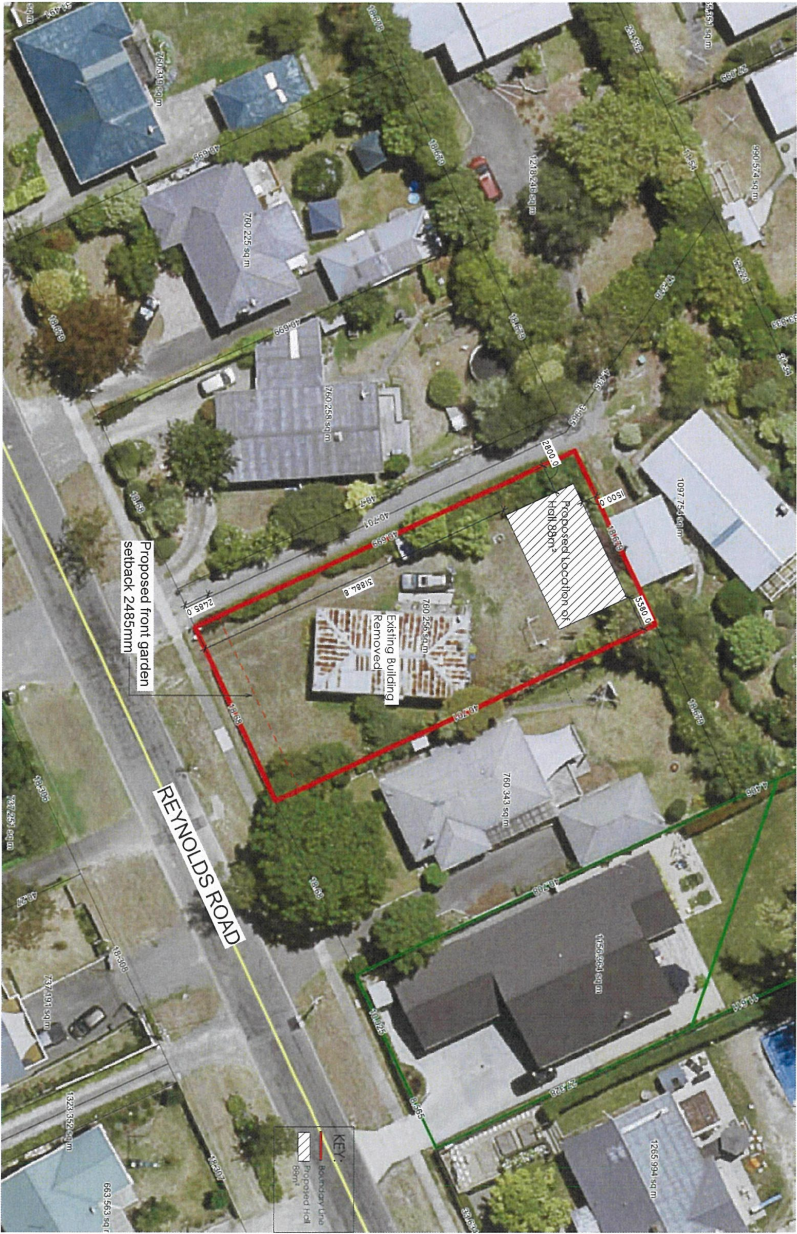
**PROPOSED HALL - 32 REYNOLDS
ROAD, HAVELOCK NORTH**

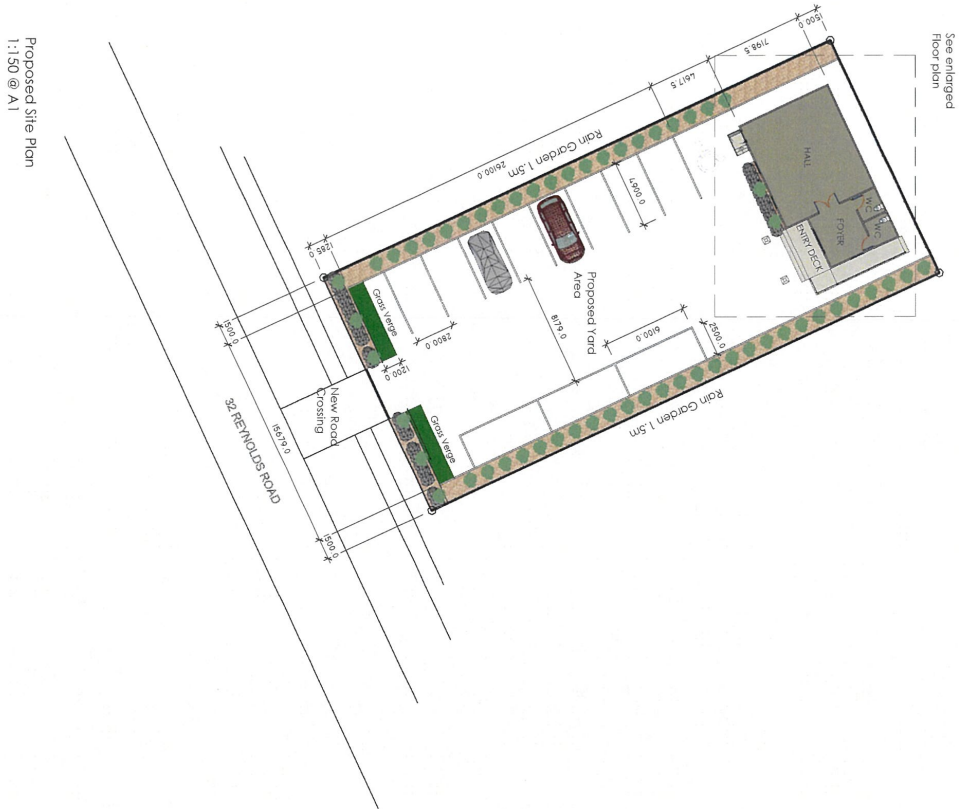
- A1 SITE PLAN
- A2 PROPOSED SITE PLAN / FLOOR PLAN
- A3 ARTISTS IMPRESSION 1
- A4 DIMENSIONED PLAN / ELEVATIONS

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DESIGN & BUILD - CONSTRUCTION

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PO Box 10645 Hastings 4158 | Email: design@pro-structure.co.nz

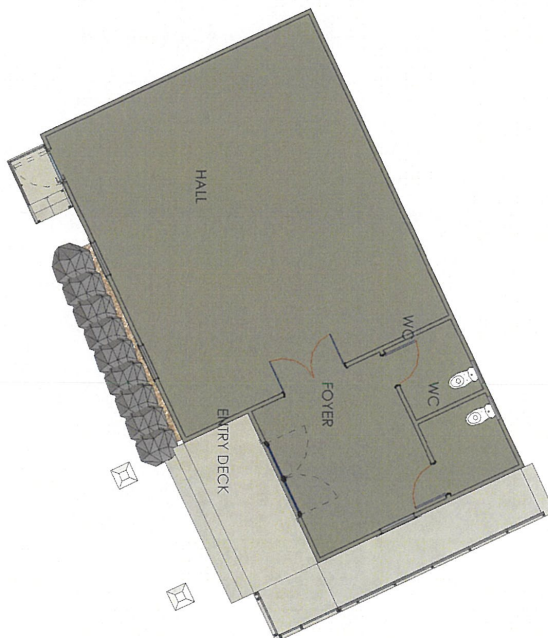
PRO-STRUCTURE PH 06 870 8109 FAX 06 870 8108 204 Haining Street (Level 1), PO Box 11006, Haining 4106 www.pro-structure.co.nz email: haining@pro-structure.co.nz		PROPOSED HALL - 32 REYNOLDS ROAD HAVERLOCK NORTH 8180		SCALE: As shown 80% Drawing A1	
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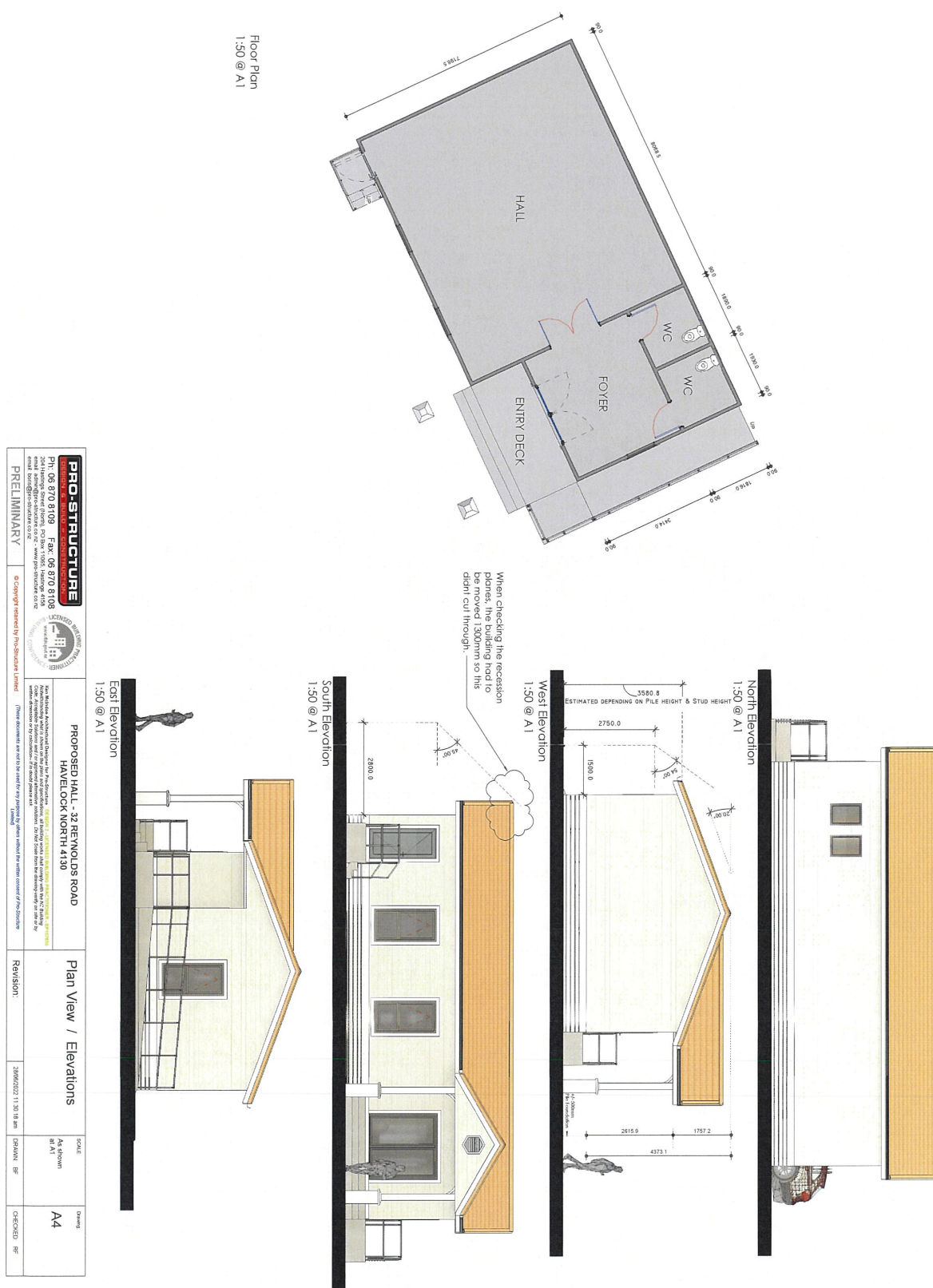
Proposed Site Plan
1:150 @ A1

Floor Plan
1:50 @ A1



PRO-STRUCTURE 06 870 8700 Fax 06 870 8708 204 Haining Street (Opposite) PO Box 11006 Hastings 408 Email: info@pro-structure.co.nz Website: www.pro-structure.co.nz		PROPOSED HALL - 32 REYNOLDS ROAD HAVELOCK NORTH #130		Proposed Site Plan / Floor Plan		SCALE: As shown @ A1		Drawing: BF		Checked: HF	
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PRO-STRUCTURE PH: 06 870 8109 • FAX: 06 870 8108 204 Hastings Street (North), PO Box 11065, Hastings 4163 email: info@pro-structure.co.nz • www.pro-structure.co.nz		PROPOSED HALL - 32 REYNOLDS ROAD HAVELOCK NORTH 4198		SCALE: As shown 80% A7	
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		Revision: 20/05/2022 11:55:18 AM		CHECKED: RF	



HASTINGS DISTRICT COUNCIL
207 Lyndon Road East
Hastings 4122
Private Bag 9002
Phone 06 871 5000
www.hastingsdc.govt.nz
TE KAUNIHERA O HERETAUNGA

SUBMISSION ON LIMITED NOTIFIED RESOURCE CONSENT APPLICATION: RMA20220170

FORM 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received:

Date Submissions Close: **5:00 pm Tuesday 18th April 2023**

To: Caleb Sutton
Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s): Philip and Elizabeth Morrison. Owners of 51 Reynolds Rd, Havelock North

APPLICATION

This is a submission on a land use resource consent application from **Hastings Gospel Trust Inc.** to construct a church hall and carpark at 32 Reynolds Road, Havelock North.

1. **The specific parts of the application that my submission relates to are:**

(Please continue on separate sheet(s) if necessary)

Our concerns stem from the nature of the consultation process to date (due process) and the implications it has for the functioning of the Reynolds Rd community (community implications) and the lack of safeguards against violations of the agreed limited use of the site.

Re a: Due process

The 7 adjacent properties only have been consulted based on the point of view of line of site impacts of the proposal. However this delimitation of affected parties ignores

- i. the influence of the proposed hall and its activities on the other members of the street, the wider Reynolds Rd community (e.g. replacing a family site with a visitor site), and the

Q.1 continued on separate sheet

Q1 continued

- ii. potential lack of safeguards against ~~on~~ violations of the agreed limited use of the site, specifically multiple visits and uses beyond those stipulated in the proposal.

Re b: The community implications

The final Clause 7(1) of Schedule 4 p.35 of the application, 'Matters that Must be Addressed', sets out the following matters in the assessment of the effects of activities on the environment; any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic or cultural effects. These have not been addressed in the proposal. As it stands the proposal removes a participating family home and replaces it with one that purposefully will not participate. This weakens the functioning of the street community and reduces community well-being. The location of the Gospel Hall also has the potential for encouraging other non-community participating households belonging to the same denomination to also locate on the street (as has already happened).



HASTINGS DISTRICT COUNCIL
207 Lyndon Road East
Hastings 4122
Private Bag 9002
Phone 06 871 5000
www.hastingsdc.govt.nz

TE KAUNIHERA O HERETAUNGA

2. **My submission is:** (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)

We oppose the application on the grounds stated in 1. i and ii.

3. **I / We seek the following decision from the Hastings District Council (as consent authority):**
(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought) (Please continue on separate sheet(s) if necessary)

We wish the application to be declined and for the applicants to seek an alternative site in a non-residential area which will not have the negative community implications we have identified above.

4. I wish to be heard in support of my submissions, or ☒
I **do not** wish to be heard in support of my submissions ☐
5. If others make a similar submission I will consider presenting a joint case with them at any hearing, or ☒
I **do not** wish to present a joint case ☐

Signed: Elmorison

Date: 18 April 2023



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TE KAUNIHERA O HERETAUNGA

Postal address for service of submitter: (If an organisation, include contact person)

33 Henry Street
Kilbirnie
Wellington 6022

Daytime Phone No: 027 2828811 (PM) 021 135 8974 (EM)

E-Mail: philip.morrison@vuw.ac.nz enmorrison@gmail.com

Note:

1. The closing date for serving submissions on the consent authority is the 20th working day after Limited Notification is given under Section 95B of the Resource Management Act 1991.
2. You must serve a copy of your submission on the applicant (details in attached application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
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5. No submission can be made in regard to trade competition.
6. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.



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SUBMISSION ON LIMITED NOTIFIED RESOURCE CONSENT APPLICATION: RMA20220170

FORM 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received:

Date Submissions Close: 5:00 pm Tuesday 18th April 2023

To: Caleb Sutton
Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s): MELANIE ANNE AUGUST + DAVEY MICHAEL AUGUST.

APPLICATION

This is a submission on a land use resource consent application from **Hastings Gospel Trust Inc.** to construct a church hall and carpark at 32 Reynolds Road, Havelock North.

1. **The specific parts of the application that my submission relates to are:**

(Please continue on separate sheet(s) if necessary)

Loss of residence for a non-residential facility
1.7.4. NN Residential Environment
1.7.7 Traffic, movement + parking
3.2.4 Place of Assembly
8.2.5N Noise
Impact to the neighbourhood community, applicants approach
+ consult approach.



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TE KAUNIHERA O HERETAUNGA

2. **My submission is:** (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)

Please see attached

3. **I / We seek the following decision from the Hastings District Council (as consent authority):**
(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought) (Please continue on separate sheet(s) if necessary)

Please see attached

4. I wish to be heard in support of my submissions, or

☐

I **do not** wish to be heard in support of my submissions

☒

5. If others make a similar submission I will consider presenting a joint case with them at any hearing, or

☒

I **do not** wish to present a joint case

☐

Signed:

A handwritten signature in black ink, appearing to be "H. J. J.", written over a horizontal line.

Date:

16/4/23



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TE KAUNIHERA O HERETAUNGA

Postal address for service of submitter: (If an organisation, include contact person)

43 REYNOLDS RD HAVELOCK NORTH 4130

Daytime Phone No: 021 025 44497

E-Mail: melanie.august@gmail.com

Note:

1. The closing date for serving submissions on the consent authority is the 20th working day after Limited Notification is given under Section 95B of the Resource Management Act 1991.
2. You must serve a copy of your submission on the applicant (details in attached application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
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4. If you wish for the application to be heard by independent commissioner(s) rather than the council, this can be requested up until 5 working days after the close of submissions. (Note: requesting independent commissioner(s) is subject to costs).
5. No submission can be made in regard to trade competition.
6. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.

Submission on Limited Notified Resource Consent
Application: RMA20220170

Form 13 Resource Management

Melanie Anne August & Davey Michael August

1. The specific parts of the application that my application relates to:

Loss of a residence for a non-residential facility
1.7.4 Havelock North Residential environment
1.7.7. In relation to Traffic, Movement & parking
3.2.4 Place of Assembly
8.2.5N Noise
4.0 Notification Assessment.
Impact to the neighbourhood community
Applicants approach
Councils approach

2. Our submission is to oppose the application based on the following:

Our primary concern is the **loss of a residence for a non-residential facility**; that is the removal of a house to build a private assembly hall that the community cannot use or access.

1.7.4: Havelock North Residential environment

The 8.2 Havelock North Character Residential Environment states the following two policies:

HNRP11 Encourage the design and appearance of buildings and fencing in the Havelock North Character residential zone to be keeping with the character of the existing streetscape.

Note the following exert under Explanation: "Development is generally low scale, with large front yards and low or no fencing in many cases"

HNRP12 Maintain and enhance an attractive landscape character for the Havelock North Character residential zone by ensuring development is compatible in scale to surrounding activities and structures and has generous on site landscaping, screening and tree planting.

Note the following exert under Explanation: "The Havelock North Residential Environment is characterised by the balance between nature and built character."

The development of an assembly hall with 12 carparks is in direct opposition to the policies above. To propose that the intended building fits in with the current landscape is unreasonable. To try and hide it behind a gate with vegetation does not meet the balance between nature and built character and therefore *'the unique character is threatened..'* The proposal fails to meet the standards of a character residential zone as majority of the block is a sealed carpark.

1.7.7. In relation to Traffic, Movement & parking

There will be a direct impact to our neighbourhood and street in regard to traffic, movement and parking. Our street is not a through road. It is quiet and often used by the young and old who walk or ride down the street every day. We love that our street is quiet and feel safe that there is limited to no traffic. This will greatly change with an assembly hall. No other non-residential activities are known on the street. To say that the impact to traffic is minor (due to the hall being used twice a week) is unreasonable. Once the hall is in place, will it only ever be used at these two times for one hour? What is stopping regular meetings of the Exclusive Brethren making use of the hall as a drop off point similar to the multiple halls in Hastings already in place. Which can be in use multiple times a day, each day per week?

In regard to parking, the potential of 6 vehicles parking on the road side is not less than minor. Particularly if they decide to meet outside of the two times that they have stated. As discussed on pg16 Reynolds Road has a carriageway width designed for a low volume of traffic, not regular meetings regardless of the time of day they occur.

3.2.4 Place of Assembly

Our primary concern is the **loss of a residence for a non-residential facility**; that is the removal of a house to build a private assembly hall that the community cannot use or access. Under HNCR21 a place of assembly is a discretionary activity that allows functions of 'community character.' However, a private meeting hall should not be considered under 'place of assembly rules' as the Exclusive Brethren will not be part of our community.

8.2.5N Noise

Noise is a concern as our street is very quiet. Regular meetings will have an effect with the increase in traffic and the movement of people to and from their vehicles. We disagree that the "noise effects will not be more than minor to the wider environment" as no noise assessment was carried out. We are also concerned that if approved the noise can change based on whenever they wish to use the site.

4.0 Notification Assessment.

The impact on the neighbourhood community has not been given reasonable consideration as is required within Clause 7 (1) of Schedule 4 (page 35 of the extended report given to Notified Persons only)

Considering what is stated on Page 35 of the extended report, we with the residents of Reynolds Road reject the assertion that there is less than a 'minor' impact on the neighbourhood community and request that Clause 7(1) be formally considered as to the community impact of this application including residents of the neighbourhood community who we believe are effected in at least a 'minor' or 'more than minor' way. Of note is the precedent being set with this application - other churches of the applicant within the Hastings District (as shared within the report) are in busy or very busy places, thereby having a limited opportunity for impact on close-nit neighbourhood street communities;

'Matters that Must be Addressed' Clause 7(1) of Schedule 4 sets out the following matters must be addressed in the assessment of the effects of activities on the environment;

- a. *any effect on those **in the neighbourhood** and, where relevant, **the wider community, including any social, economic or cultural effects;***

Reynolds Road residents are a tight knit community. We work together, check in on each other regularly, socialise together, even bring in each other's mail/bins while away. This was evident during both the Covid lockdown and also the most recent cyclone. Our neighbourhood banded together; cared and checked in on the needy or vulnerable.

To allow the construction of a private assembly hall would have a significant social impact. The Exclusive Brethren will impact our community directly by not being involved with it. Reynolds Road Residents are friendly with each other while the Exclusive Brethren will refuse to associate with us and we will not be welcome at their premises.

The Applicants approach to only inform the immediate neighbours appears underhanded. An assembly hall with the capacity of 12 carparks and 45 people will greatly impact the community of Reynolds Road. To disregard the residents of the Road is insolent and short sighted. For ourselves personally we felt the applicant has been domineering, overly persistent and intrusive. We do not wish to have an assembly hall with 12 car parks in our street a character residential zone. As stated, this assembly hall is a discretionary activity, and not consulting all residents is excluding the community's ability to comment.

Due process is not being followed - the council process has been unreasonably subjective in excluding the residents of Reynolds Road from being provided information on this application and we request that all residents of Reynolds Road be notified;

We request that all of the residents of Reynolds Road be notified as to the direct impact on the neighbourhood community. The majority of residents within the small Reynolds Road community have been shut out of this process with no information about this proposal being given by either the council or the applicant. People living in the immediate community have had to seek information on the proposal from the hard boundary neighbours. The Council Planning Team (told the resident at #20 (Tim Hickman) that the residents along Reynolds Road will get their opportunity to formally submit their thoughts on this application process as part of the Notification Process. This has not happened, so the statement below (SECTION 95A AND 95B NOTIFICATION REPORT Page 18/21) within the report given only to a few residents considering if there are 'Special Circumstances' for Public Notification should be taken in the context that very few people in the street community have been given any information about the application or provided any formal opportunity to be heard.

'Council has received some correspondence from a number of residents in the immediate environment. They raised concerns about the effects of the proposal and

the processing of it. The fact that some concerns have been expressed does not in itself give rise to Special Circumstances. As it is, the matters raised in the correspondence were taken into account as part of the assessment of the effects of the proposal for notification purposes to the extent they were relevant.'

The street is a tight-knit community of young families, retired people and back-bone New Zealanders - to ignore the immediate community in the way described below is unreasonable and discriminatory as the council has chosen to ignore the existence of a neighbourhood community that would be directly impacted by the establishment of a gathering hall for an exclusive group not a part of the neighbourhood community.

Page 20 of 21 - SECTION 95A AND 95B NOTIFICATION REPORT

Step 4: further notification in special circumstances

Step (4) of section 95B is similar to Step (4) in Section 95(a) but concentrates on whether there are any special circumstances that warrant notification of the application to any other 'persons' not already determined to be eligible for limited notification. I am satisfied that there are no such other persons.'

On what basis was this assessment made to draw the conclusion '*I am satisfied that there are no such other persons*'? When the majority of neighbourhood community has not been provided any information at all?

Finally, what will the council's response be when this hall is used in any way outside of these two meeting times? A lot of the impact in regard to traffic, movement, parking and noise are based on the two times so when this is breached; what will protect the residents?

3. We seek the following decision from the Hastings District Council (as consent authority):
We wish the applicant to be declined.
A private assembly hall is not appropriate in a character residential zone. We are also concerned for future precedents using the assembly hall as a reason for further development.



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SUBMISSION ON LIMITED NOTIFIED RESOURCE CONSENT APPLICATION: RMA20220170

FORM 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received:

Date Submissions Close: **5:00 pm Tuesday 18th April 2023**

To: Caleb Sutton
Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s): Amy Jones CRAIG JOSEPH HENRY THOMAS

APPLICATION

This is a submission on a land use resource consent application from **Hastings Gospel Trust Inc.** to construct a church hall and carpark at 32 Reynolds Road, Havelock North.

1. **The specific parts of the application that my submission relates to are:**

(Please continue on separate sheet(s) if necessary)

see attached



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TE KAUNIHERA O HERETAUNGA

2. **My submission is:** (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)

see attached

3. **I / We seek the following decision from the Hastings District Council (as consent authority):**
(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought) (Please continue on separate sheet(s) if necessary)

We wish the applicant be declined

4. I wish to be heard in support of my submissions, or



I **do not** wish to be heard in support of my submissions





5. If others make a similar submission I will consider presenting a joint case with them at any hearing, or



I **do not** wish to present a joint case



Signed:

Date:

17/4/24



HASTINGS DISTRICT COUNCIL
207 Lyndon Road East
Hastings 4122
Private Bag 9002
Phone 06 871 5000
www.hastingsdc.govt.nz

TE KAUNIHERA O HERETAUNGA

Postal address for service of submitter: (If an organisation, include contact person)

38 Reynolds Rd
Havelock North

Daytime Phone No: 0210491720

E-Mail: janesthomas@icloud.com

Note:

1. The closing date for serving submissions on the consent authority is the 20th working day after Limited Notification is given under Section 95B of the Resource Management Act 1991.
2. You must serve a copy of your submission on the applicant (details in attached application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
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6. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.

Submission on Limited Notified Resource Consent Application: RMA20220170

Form 13 Resource Management

Full Name of Submitters:

Amy Janes

Craig Joseph Henry Thomas

1. The specific parts of the application that our submission relates to are:

We object to The Proposal first and foremost as the loss of an established residential property in this time of local (and nationwide) housing shortage, exacerbated by the recent cyclone and district wide damage to residential properties.

The proposed building (HDC Ref: 72055#0004) shows no kitchen or domestic facilities – once built this structure combined with the hardstand area can never be used for housing or as a facility that welcomes the neighbourhood community of Reynolds Rd.

From the Hastings District Council planning: “One of the key pillars of our Council’s long term plan vision 2018/2028 is to provide or facilitate the provision of homes for our people.”

Policy HNRP2

1.7.7 In relation to Traffic, Movement and Parking

3.0 Activity Status and Reasons for Consent

3.2.4 Place of Assembly

8.2.5N Noise Standard compliance with Section 25.1

8.2.5L Traffic Generation

4.0 Notification Assessment

4.1.1. Noise – as noted in the submission “noise standards can be met for all hours other than potentially the pre 7-am start, which occurs once per week for no more than 1 hour, and would arise from people arriving at the site, closing car doors and conversing while entering the site. A noise assessment was not carried out”

4.2.1 Noise Effects

2. Our submission is:

We object to the Limited Notification of this application. Reynolds Rd is a tight knit group including retired people, young families, all ages and stages which makes for a community of people who support each other. Most recently through covid lockdowns, power outages and the cyclone. This is a neighbourhood where children can play safely together - as there is no through traffic only residents and friends, and where neighbours share resources like meals and boiling water on a gas bbq delivered to an elderly neighbour living on their own so they can have a hot cup of tea the morning after a cyclone.

We believe the impact on the neighbourhood community has not been given reasonable consideration as is required within Clause 7 (1) of Schedule 4 (page 35 of the extended report given to Notified Persons only).

We believe the intentions of the Hastings District plan Policy HNRP2 where it pertains to residential character of a neighbourhood are not met by removing the residential use of a house in our street. Policy HNRP2 states “Avoid the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive sit coverage, or invasion of neighbourhood privacy, on the character of the local neighbourhood.” The application proposes the development of 32 Reynolds Rd for the non-residential purposes of 45 people who live so far out of our neighbourhood community that they will need to drive to make use of the property. This combined with the non-inclusive nature of the proposed meetings is not in keeping with “the character of the local neighbourhood”.

The proposed use times specifically the 6am Sunday morning meeting will significantly increase noise and traffic in Reynolds Rd affecting the whole street as 12 cars arrive in a concentrated time frame in an otherwise quiet street, but specifically will impact the surrounding houses including us at 38 Reynolds Rd. The traffic noise of 9/12 vehicles arriving in short succession, opening the proposed sliding gate and 45 people opening and shutting car doors before 6am is unfathomable in a residential area as a planned regular occurrence.

As the residents of 38 Reynolds Rd we moved into this house in 2001, buying it from the original owner/builder of the property, we have lived here for more than 20 years moving in just before our wedding and raising our family here. We object strongly to an application that would allow sustained noise at such an hour. If a proposed meeting is to start at 6am then people would begin arriving anytime in the half hour beforehand, to set up, to get the good park, to converse with friends, and this concentrated traffic noise and the shutting of car doors outside the bedroom windows of a residential property is something we expect the council to protect us from.

In relation to 1.7.7 and the applicant’s claim of sliding gate, 9/12 vehicles, 45 people, two proposed meetings per week, not-proposed use – no youth groups/no singing/no amplified music etc. As the applicant has already met with us at our house and misrepresented their intentions about the proposed use of 32 Reynolds Rd – we were told it was purchased to help his teenage sons get on the property ladder – we have no confidence in the truth of the proposed meetings, times and usage in the application. We are trusting the Hastings District Council to uphold the noise and traffic restrictions of our residential neighbourhood.

As Reynolds Rd “The Site” is classified in the report as an access road of low volume, 9-12 cars in a concentrated time period especially pre 6am and post 8pm would constitute high volume compared to the usual traffic and traffic noise of our community. The applicant states a noise assessment has not been carried out and specifically the “pre 7am start” would have the potential to not meet the current noise standards.

4.2.1 As the residents of 38 Reynolds Rd with bedroom windows closest to 32 Reynolds Rd the application states “Noise from car door slamming will be the greatest potential source

of disturbance” over a concentrated period of time “when people arrive before the start of 6am Sunday service, which is a time that coincides with the lowest daily ambient noise level”.

This is more than a significant amount of noise in a currently quiet street which would directly impact us as a household but also the whole neighbourhood as a huge increase of traffic and noise in a very concentrated time frame.

Other potentially detrimental effects that appear not to have been taken into consideration with the earthworks and earth moving vehicles is the current fragile state of the water pipes of Reynolds Rd which include several areas prone to breakages well known to Hastings District Council including one particularly troublesome spot outside 32 Reynolds Rd.

3. We seek the following decision from the Hastings District Council (as consent authority):

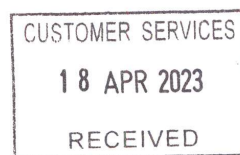
We wish the application to be declined.

Hastings District Council

Planning and Resource Consent Division

Attention: Mr Caleb Sutton

Dear Caleb,



Re Application from the Hastings Gospel Hall1 Trust to erect a chapel on 32 Reynolds Road, Havelock North.

Application: RMA 20220170

The neighbourhood of Reynolds Road, residing in close proximity to 32 Reynolds Road, vigorously opposed to resource consent being granted to the Trust in what is a dedicated residential area. The Trust misled the residents adjacent to 32 Reynolds Road when the property was originally purchased declaring that the property would be substantially altered to be a residential property. This was clearly not their intention – and they have now declared that they wish to erect a chapel, supposedly for two prayer meetings per week. This notion is once again from the Trust, misleading, in that it is clear to us that one does not invest well over a million dollars in a property to simply hold two prayer meetings per week.

We have now been furnished with all the relevant documents regarding this application.

It is clearly evident from the application and the declarations of the Council, that both parties wish to secure resource consent in the most expeditious manner possible and have not permitted ALL the residents concerned in Reynolds Road to make submissions to oppose the application.

The Council can be assured of one critical point – there is not one resident in proximity to 32 Reynolds Road who will support the Trusts application.

In our view the consent needs to address the Environmental concerns of all the residents in Reynolds Road. The failure to do so, is not acceptable. An environment also concerns the people who reside in a street/ road etc – it is People who are the major contributors to a healthy and safe residential environment.

We are concerned and unimpressed that someone from the Councils Environmental section has not contacted the residents of Reynolds Road to hear our concerns that our environment is being eroded.

We appear to be under duress from the Trust to concede to their application, when there is no evidence to show what value, if any, they would bring to our street.

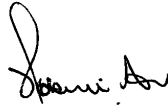
We are most concerned that the Trust has not been honest with the residents in their declared uses for the property.

- We were approached some time ago by the supposed purchaser of the property to advise he and his son's had purchased the property to develop into a suitable residential property. This is clearly not their intention.
- We were also advised by a member of the church that was actively requesting us to not oppose the Church's application that the premises they wished to erect would be used for gatherings, such as their younger members for functions and to meet prior to setting off for camps.

We are also concerned that the presence of a church meeting hall in the middle of our residential street, will deter potential purchases of properties in our street who may find the Church's presence as an unwelcome and inappropriate building to have so close to their properties.

This is of considerable concern as the presence of a Chapel in our midst may well impinge on the growing value of our respective properties.

The residents of Reynolds Road, are not impressed that the Council and the Trust are placing us under duress to not oppose the Church's application for resource consent.



Bruce G Robertson

45 Reynolds Road.



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SUBMISSION ON LIMITED NOTIFIED RESOURCE CONSENT APPLICATION: RMA20220170

FORM 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received:

Date Submissions Close: 5:00 pm Tuesday 18th April 2023

To: Caleb Sutton
Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s): BRUCE & DALE ROBERTSON

APPLICATION

This is a submission on a land use resource consent application from **Hastings Gospel Trust Inc.** to construct a church hall and carpark at 32 Reynolds Road, Havelock North.

1. The specific parts of the application that my submission relates to are:

(Please continue on separate sheet(s) if necessary)

1.0. THE PROPOSAL - 1.1. - A CHURCH HALL IS NOT A
BUILDING TO BE COMPLIMENTARY TO AN ENTIRE WELL
ESTABLISHED STREET. OF RESIDENTIAL INHABITANTS.
1.2 - THE NOISE GENERATED AT 6 AM ON A SUNDAY
MORNING IS AN UNACCEPTABLE INTRUSION INTO
THE RESIDENTS ENVIRONMENT.
1 THE IMPACT ON ALL RESIDENTS IN OUR NEIGHBOURHOOD
WILL BE PROGRESSIVELY WORSENERD AS THE CHURCH
UNDERTAKES GREATER USE OF THE CHAPEL.



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TE KAUNIHERA O HERETAUNGA

2. **My submission is:** (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)

- WE OPPOSE THE GRANTING OF RESOURCE CONSENT TO THE HASTINGS GOSPEL TRUST.
- THE OWNERS / USERS OF THE BUILDING ARE NOT HONEST IN THEIR APPLICATION AS TO THE DIVERSIFIED USE OF THE BUILDING.
- THE NOISE GENERATED BY OVER 12 VEHICLES AND THEIR PASSENGERS IS UNDERSTATED.
- THE PROPOSED BUILDING IS LESS THAN ATTRACTIVE

3. **We seek the following decision from the Hastings District Council (as consent authority):**
(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought) (Please continue on separate sheet(s) if necessary)

- WE REQUEST THE COUNCIL DECLINE THE GOSPEL TRUSTS APPLICATION FOR RESOURCE CONSENT FOR THEIR PROPOSED HALL AS 32 REYNOLDS ROAD
- OUR COLLECTIVE OPPOSITION TO THE APPLICATION ARE WELL DOCUMENTED BY THE FOLLOWING RESIDENTS.

4. I wish to be heard in support of my submissions, or ☒
I do not wish to be heard in support of my submissions ☐

5. If others make a similar submission I will consider presenting a joint case with them at any hearing, or ☒

I do not wish to present a joint case ☐

Signed:

Date: 17 April 2023.



HASTINGS DISTRICT COUNCIL
207 Lyndon Road East
Hastings 4122
Private Bag 9002
Phone 06 871 5000
www.hastingsdc.govt.nz

TE KAUNIHERA O HERETAUNGA

Postal address for service of submitter: (If an organisation, include contact person)

45 REYNOLDS ROAD
HAVELOCK NORTH.

Daytime Phone No: 027- 441- 7706.

E-Mail: bruce.robertson141@gmail.com.

Note:

1. The closing date for serving submissions on the consent authority is the 20th working day after Limited Notification is given under Section 95B of the Resource Management Act 1991.
2. You must serve a copy of your submission on the applicant (details in attached application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
3. A signature is not required if you make your submission by electronic means.
4. If you wish for the application to be heard by independent commissioner(s) rather than the council, this can be requested up until 5 working days after the close of submissions. (Note: requesting independent commissioner(s) is subject to costs).
5. No submission can be made in regard to trade competition.
6. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.

SCAN REQUEST

RFS# RMA20220170
PID 72076
Address 45 Reynolds Road
Title RMA20220170
Assign to Caleb No Action _____
Sutton



1/355 Manukau Road
Epsom, Auckland 1023
PO Box 26283
Epsom, Auckland 1344

T: 09 638 8414
E: hegley@acoustics.co.nz

PROPOSED PLYMOUTH BRETHREN CHURCH

**32 REYNOLDS ROAD,
HAVELOCK NORTH**

ASSESSMENT OF NOISE EFFECTS

Report No 23040

Prepared for:

Hastings Gospel Hall Trust Inc

June 2023

Prepared by:

Rhys Hegley

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1. INTRODUCTION

The Hastings Gospel Hall Trust proposes to construct a satellite church for the Plymouth Brethren at 32 Reynolds Road in Havelock North. This report describes how noise from the proposal was calculated and provides an assessment of the resulting noise effects.

2. THE PROPOSAL

The proposal is to remove the existing dwelling on site and then construct a purpose built church. The new building will be approximately 80m² to cater for 30 – 40 attendees with on-site car parking for 12 vehicles.

Two activities are proposed per week. The first is a service starting 6.00am on Sunday mornings with the second being a prayer meeting that starts 7.00pm on Monday evenings. Each event lasts approximately 30 – 40 minutes with attendees arriving typically 10-15 minutes prior to each.

The proposed building consists of a small hall with an associated entrance foyer and toilets. The internal activities will be led by elders who will use an amplified sound system to ensure that speech is clear and at conversational tones throughout the hall. Hymns are included but are not amplified and are unaccompanied by instruments or music of any kind.

3. OPERATIONAL NOISE LIMITS

The site of the proposal, and all surrounding sites, are within the Havelock North Character Residential zone. The following rules of the Hastings District Plan (DP) are relevant:

25.1.6A MEASUREMENT

Unless stated by a Rule or Standard elsewhere in this Plan, noise shall be measured in accordance with New Zealand Standard 6801:2008 Acoustics -

Measurement of Environmental Sound and assessed in accordance with New Zealand Standard 6802:2008 Acoustics - Environmental Noise.

25.1.6C RESIDENTIAL ZONES

The following noise conditions shall apply to all land uses within all Residential Zones (including noise from fixed plants such as air conditioning units and other similar devices but excluding noise from emergency service facilities), other than those exempted in Rule 25.1.6B:

- (a) *The following noise limits shall not be exceeded at any point beyond the site boundary:*

<u>Control Hours</u>	<u>Noise Level</u>
0700 to 1900 hours	50 dB L_{Aeq} (15 min)
1900 to 2200 hours	45 dB L_{Aeq} (15 min)
2200 to 0700 hours the following day	40 dB L_{Aeq} (15 min)
2200 to 0700 hours the following day	70 dB L_{AFmax}

4. OPERATIONAL NOISE ASSESSMENT

4.1. Prediction Method

Noise from the proposed activities was calculated for the neighbours using the Predictor computer prediction program. Predictor is noise modelling software in which a full scale, three-dimensional model of the proposal and surrounding area can be developed from plans of the proposal and photographs of the surrounding area. Calculations of noise are in accordance with ISO 9613 parts 1 and 2 and include all variables that affect the propagation of noise.

4.2. Base Data

The base data used for the noise modelling is as follows:

<i>Site Layout</i>	The proposal has been modelled using the architectural plans of the proposal.
<i>Surrounding dwellings</i>	The locations of the surrounding dwellings have been taken from aerial photographs of the area. They are described in

	Table 1 and shown in Figure 2. The houses considered in the assessment are of one storey construction and have been modelled as such. Where floors are elevated from the ground, this has been included in modelling.
<i>Ground absorption</i>	Ground has been modelled as hard earth to approximate summer conditions.
<i>Weather</i>	In accordance with NZS 6801 ¹ , predictions were undertaken with slightly positive meteorological conditions.
<i>Base noise data</i>	<p>Analysis has been based on measurements of similar activities at other sites. This includes vehicles manoeuvring within a church car park and singing within a church.</p> <p>The L_{AFmax} noise levels will be controlled by car doors closing with the car park.</p>

¹ NZS 6801:2008 Acoustics - Measurement of environmental sound



Figure 1. Site Plan and Surrounding Area

4.3. Mitigation

NOISE FENCES

Noise fences are proposed full length down the eastern and western site boundaries to control noise from vehicles in the car park. Figure 1 shows the extent of these fences.

To be effective, the noise fences must be a minimum of 1.8m high. There must be no openings in the construction of the acoustic fences, which must fix to the ground without gaps. The fences must be built from a material with a surface density of at least 10kg/m². 20mm plywood or 20mm timber palings are examples of suitable materials. If a timber paling fence is used, Figure 2 provides a suitable example showing how battens can be placed over the paling joints to address any gaps that open as the palings dry and shrink.

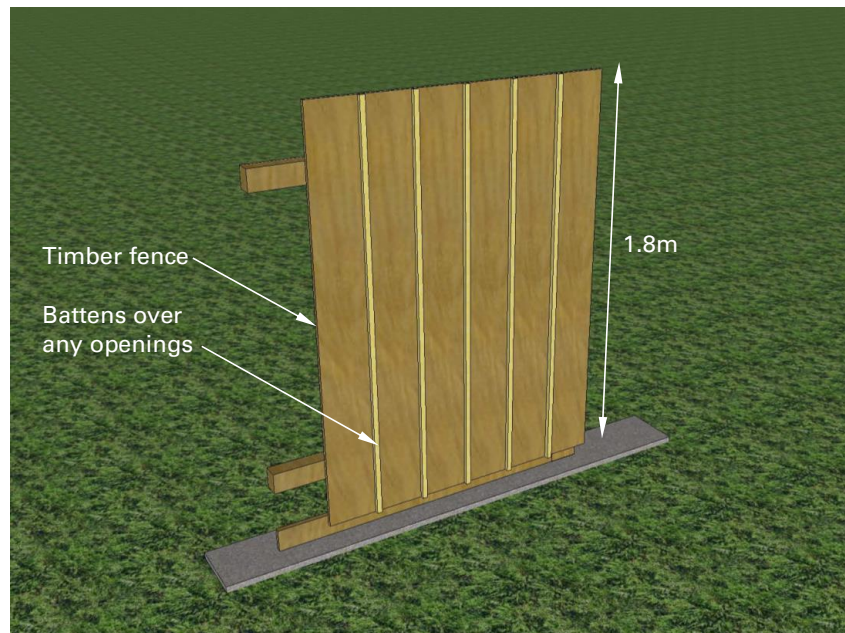


Figure 2. Suitable Wall Detail

BUILDING ENVELOPE

The envelope of the proposed church building will be used to control noise from internal activities. At this early stage of the proposal, construction materials are yet to be confirmed. A preliminary analysis was undertaken based on lightweight construction with the intent being to demonstrate that it would be practicable to construct a building that would allow the church to operate as intended and in compliance with the DP noise limits. The design was based on:

- | | |
|----------------|---|
| Roof: | <ul style="list-style-type: none"> • Profiled metal cladding or concrete roof tiles; • Fiberglass or polyester blanket in the ceiling cavity, at least 75mm thick; and • A ceiling of at least 13mm plasterboard ($\geq 8.4\text{kg/m}^2$). |
| Walls: | <ul style="list-style-type: none"> • Timber weatherboards or 6mm fibre cement sheet cladding; • Fiberglass or polyester blanket in the wall cavity, at least 75mm thick; and • A wall lining of at least 10mm plasterboard ($\geq 6.4\text{kg/m}^2$). |
| Glazing | <ul style="list-style-type: none"> • 6mm float glass or double glazing consisting of at least 6/ 12/ 4; and • Aluminium frames with rubber compression seals. |
| External Doors | <ul style="list-style-type: none"> • Solid core doors with rubber compression seals. |

The following section demonstrates that the above construction will achieve the reductions necessary for compliance with the noise limits of the DP. There will be numerous other construction techniques that would also achieve the required

reductions and the final construction methods will be determined during detailed design.

The one item of mitigation that will remain regardless of construction type is the requirement to close windows and external doors while the church is in use.

4.4. Rating Levels

Rather than using the predicted level of noise, it is the rating level that is compared to the provisions of the DP. The rating level is the predicted noise from the proposal (calculated as described above) that is then adjusted for its duration over the day and for any special audible characteristics, each of which is discussed below.

Noise that is present for a portion of the day has less effect than noise that is present for the entire day. To account for this, NZS 6802² allows noise to be averaged over the day time. No averaging is permitted at night.

Given the limited use of the church, day time levels could be average to the full extent permitted by NZS 6802, that is by 5dB. However, given that the lower night time provisions of the DP will control the design, the day time rating levels are not reported on further, other than to note they will be 5dB lower than the levels reported in Table 1 below.

The special audible characteristic (SAC) of NZS 6802 allows for the assessment of noise that is considered particularly annoying. While some music can be considered to contain a SAC, the relatively low level of noise from the proposal and the fact that it is not accompanied by instruments means that, in this instance, the proposal is not considered to contain a SAC.

The resulting rating levels from the proposal are set out in the following Table.

² NZS 6802:2008 Acoustics – Environmental noise

Table 1. Rating Noise Levels

Site, Fig 1	Address	Noise Level		
		L _{Aeq}		L _{AFmax}
		Car Park	Singing	
1	38 Reynolds Road	34	31	49
2	34 Reynolds Road	35	32	51
3	30 Reynolds Road	36	31	53
4	43 Reynolds Road	36	<20	50
5	45 Reynolds Road	37	<20	51
6	51 Reynolds Road	35	<20	50

The above table reports noise from the car park and the singing separately. Given that attendees could be either in the car park or singing, but not both, the noise from each activity is not cumulative and can be considered separately.

Given the closed window requirement discussed in section 4.3, it is anticipated that alternative ventilation will be necessary. While mechanical plant is yet to be selected, ventilation fans and air conditioning units are commonplace in the residential environment. There are multiple methods of controlling noise from their operation, such as the suitable selection and location of plant, screens, enclosures and silencers. This being the case, confidence can be taken that, during detailed design, it will be practicable to design plant such that noise from the overall site remains compliant with the provisions of the DP.

It is understood that a gate may be placed across the driveway and which would require opening and closing either side of services. Noise from this activity has not been predicted. However, provided the gate is well maintained and operated appropriately, its operation will remain compliant with the provisions of the DP. Such gates are commonplace at Plymouth Brethren churches around New Zealand where experience has shown this to be the case.

4.5. Noise Assessment

Table 1 reports that, with appropriate mitigation, the activities of the proposal will be able to comply with the noise limits of the DP. This point alone allows the conclusion that noise levels will be reasonable and that effects will be less than minor. In addition, it is relevant that the activity will occur for no more than two hours per week which is significantly shorter than the duration permitted by the DP.

5. CONSTRUCTION NOISE ASSESSMENT

Rule 25.1.6I of the DP requires that construction noise complies with the limits of NZS 6803: 1999 Acoustics – Construction Noise (NZS 6803). On the assumption that construction of the proposal will fall into the long term category of NZS 6803 (>20 weeks), the day time construction noise limit to the neighbours is 70dB L_{Aeq} .

The construction of the church is expected to be similar to that of a residential dwelling meaning that any noise, and vibration, would be the same as experienced from throughout Hastings, and New Zealand, on a daily basis. Experience has shown that the resulting levels can comply with the requirements of NZS 6803 and, generally, do not result in a noise nuisance to neighbours.

6. CONCLUSIONS

It is proposed to construct a small church at 32 Reynolds Road in Havelock North. The proposal is for two, 30 – 40 minute church events per week, one beginning at 6.00am on Sundays with the other beginning at 7.00pm on Monday evenings.

With appropriate mitigation, such as suitable construction of the church building, closed windows and doors during use, and noise fence along the eastern and western boundaries, analysis shows that the resulting noise levels will be fully

compliant with the provisions of the DP. From this, it is concluded that the effects will be less than minor.

From: [Philip McKay](#)
To: [Stella Morgan](#)
Cc: [Dave Bishop](#)
Subject: RE: RMA20220170 32 Reynolds Road
Date: Wednesday, 31 May 2023 2:30:43 PM
Attachments: [image001.jpg](#)
[ATT00001.gif](#)
[Hegley Acoustics Consultants Report - 32 Reynolds Rd.pdf](#)

Hi Stella,
As attached. I forwarded the report to Christine and Dave a couple of hours ago, as I thought I had better go through formal channels in the first instance. I also note the Applicant is agreeable to the building and fencing specifications recommended in the report.
Kind regards,
Phil



Philip McKay
Associate

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From: Stella Morgan <stella@sageplanning.co.nz>
Sent: Wednesday, May 31, 2023 1:57 PM
To: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>
Cc: David Bishop <davidb@hdc.govt.nz>
Subject: RMA20220170 32 Reynolds Road

Hi Phil,

Just touching base to see how far away the acoustic assessment is for this resource consent?

Ngā mihi – Warm Regards

Stella

<http://oi58.tinypic.com/jif2p2.jpg>



*Stella Morgan, MRRP, BA, MNZPI, IAP2 Certified, NZRA (ArPro)
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