

To: Heather Perring

From: Peter Runcie

Company: Western Bay of Plenty District Council **SLR Consulting NZ Ltd**

cc:

Date: 21 August 2023

Project No. 810.V30415-M02-v1.0

**RE: 245 Te Puna Station Road – Industrial Activities Application (RC13924)
Acoustics – Peer Review**

1.0 Introduction

This application seeks consent to continue the current industrial activities and establish additional activities over time, within the site at 245 Te Puna Station Road.

2.0 Reference documents

The following application documents have been reviewed and inform this technical memorandum:

- Assessment of Noise Effects Report, prepared by Styles Group, dated 27 April 2023, Revision 4 (the Acoustic Assessment). A draft Noise Management Plan is appended to the Acoustic Assessment report.
- 245 Te Puna Station Road – Response to Request for Information, prepared by Styles Group, dated 27 April 2023, (the s92 Response).
- Resource Consent for Industrial Activities within the Te Puna Business Park Structure Plan Area Report, prepared by Stratum Consultants, dated 8 February 2023 (the AEE).

3.0 Site and Proposal Description

3.1 Proposal

The proposal is described in Section 2 of the Acoustic Assessment as including:

- The existing activities established in the eastern area of the Site:
 - A storage yard for earthmoving machinery tyres (Earthmover Tyre Services)
 - Two storage and renovation yards for houses (A&J Demolition and Total Relocations)
 - A storage yard for imported swimming pools (Compass Pools).
- Future uses anticipated to include activities permitted in the zone, such as storage yards, and a plant nursery; and
- Earth bunds along parts of the site boundary.

4.0 Reasons for Consent

A list of consents sought are summarised in Section 4.1 of the AEE. This list does not include any consents relating to noise controls of the Western Bay of Plenty District Plan (the Plan), since it is expected that the proposed uses can comply with the Plan noise limits.

5.0 Technical Assessment of Application and Effects

5.1 Assessment of Noise Effects on the Environment

The potential operational noise effects have been identified and assessed in the Acoustic Assessment.

SLR considers that the relevant potential effects have been identified. The applicant's key assessment conclusions and our technical review of these findings are outlined below.

The noise assessment methodology, source levels and assumptions for the current activities are set out in Section 6 of the Acoustic Assessment. SLR considers that the modelling approach, inputs and software are appropriate for this application. It is noted that the assessment does not include a 5 dB adjustment for special audible characteristics (SACs) as the proposal is for the Noise Management Plan to prevent the use of tonal alarms and manage noise from tailgate slams or loads being dropped from height.

The predicted noise levels are provided as noise contour graphics, as well as a table identifying specific noise levels for surrounding sensitive receptors.

The predicted noise levels comply with the Plan daytime and night-time noise limits at surrounding *Industrial* and *Rural/Residential* zoned land.

These results appear reasonable based on the inputs and methodology.

Section 8 of the report considers the potential impact of additional activities on the site in future. There is a risk that noise generated on the site could result in non-compliance if operation of the site is not managed effectively as new tenants arrive and/or new activities take place on the site. A noise management plan is proposed to manage such effects; SLR supports this recommendation. A noise management plan is appended to the Acoustic Assessment and includes measures to control noise at surrounding properties.

Effects

The proposal, with mitigation in place and managed via a noise management plan, can comply with the Plan limits. We consider that noise effects would therefore be reasonable.

Mitigation and Noise Controls

Section 5 of the Acoustic Assessment identifies and recommends the following key mitigation and noise controls:

- Existing 2 – 3 m high earth bunds along the southern and eastern boundaries (shared with 161 Clarke Road and 177 Te Puna Station Road respectively) and the northern road front boundary.
- Tailgates on trucks must be operated with care not to create excessive noise (slamming).
- Any mobile plant must be fitted with a broadband reversing alarm. The use of tonal reversing alarms (beepers) for these plant items will be prohibited.
- Implementation of a Noise Management Plan (NMP) to enable appropriate management of the operational noise levels associated with existing and future activities on the Site. A draft version of the NMP is appended to the Acoustic Assessment.

We consider the above to be appropriate mitigation measures to control noise effects to comply with the Plan noise limits, with the key component being a well prepared and followed NMP. The NMP would be required to be updated each time there is a change in activity on the site (this could be new activity associated with an existing tenant or new tenants).

The draft NMP provided as part of the Acoustic Assessment sets out typical noise levels from activities currently undertaken on the site, as well as mitigation and management measures to control this noise such that the cumulative noise levels achieve compliance. These measures reflect



the noise controls listed above, as well as other general measures and a process for monitoring noise.

SLR considers it appropriate to require the applicant to make the NMP available to Council upon request (such as following a noise complaint), so that it can be verified whether the NMP is up to date and reflects the tenants and activities on site.

Conclusion

Overall, SLR concludes that, subject to conditions, the current and potential future adverse effects of the proposal can be managed to comply with the Plan limits and therefore be considered reasonable.

6.0 Statutory Considerations

Resource Management Act 1991

Relevant statutory considerations under the RMA include:

- Section 16 RMA – Duty to avoid unreasonable noise;
- Section 17 RMA – Duty to avoid, remedy, or mitigate adverse effects; and
- National Planning Standards (NPS)

Conclusion

Having reviewed the relevant provisions of the above-referenced documents, SLR confirms that through the adoption of controls as discussed above and in the recommended conditions below noise and vibration effects can be controlled to be reasonable and therefore satisfy the overarching requirements of Section 16 of the RMA.

7.0 Recommendation

7.1 Adequacy of information

The above assessment is based on the information submitted as part of the application. It is considered that the information submitted is sufficient to enable the consideration of the above matters on an informed basis.

7.2 Recommendation

The assessment in this memo does not identify any reasons to withhold consent. The aspects of the proposal considered by this memo could therefore be granted consent, subject to recommended conditions detailed in **Section 7.3** below.

7.3 Recommended Conditions and Advice Notes

Should consent be granted, the following conditions and advice notes are recommended to avoid, mitigate, or remedy noise effects from the proposal and to require implementation of mitigation proffered by the Applicant.



Conditions

- 1 The earth bunds existing at the time consent is granted must be maintained along the northern, eastern, and southern site boundaries at all times. The heights, specifications and locations of the constructed bunds must be in accordance with the application site plans.
- 2 Cumulative noise generated by all activities on the site shall not exceed the following limits, as per the Western Bay of Plenty District Plan:

Receiver	Time Period	LAeq, dB	LAFmax, dB
At any point within the boundary of any other property within an Industrial Zone	Daytime 7:00 am – 10:00 pm	65	n/a
	Night-time 10:00 pm – 7:00 am	65	85
At any point within the notional boundary of any dwelling in a Rural Zone or Rural Residential Zone; or	Monday to Saturday 6:00 am – 10:00 pm	55	n/a
	Sunday and Public Holidays 9:00 am – 6:00 pm		
At any point within the boundary of any property within a Residential or Future Urban Zone	At all other times	45	70

Sound levels should be measured in accordance with the requirements of NZS 6801:2008 Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:2008 Assessment of Environmental Sound.

- 3 A Noise Management Plan (NMP) shall be implemented at all times, to ensure that cumulative noise emissions from all activities on the site are mitigated and managed to ensure compliance with the limits in Condition [1] above.

The NMP shall be updated prior to the commencement of any new activities (including new tenants) on the site. The NMP shall be made available to Council upon request.

The objectives of the NMP are to:

- Ensure the operation of the site complies with the relevant noise performance standards.
- Provide a framework for the measurement, monitoring, complaints management, assessment, and management of noise.
- Identify noise mitigation measures required, to ensure that the cumulative noise emissions from all activities on site do not exceed the limits in Condition [2]. Including, amongst others, measures to avoid intermittent noise events such as bangs and crashes.

