

Cottam, Rachel

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From: Kloosterman, Paula  
Sent: Thursday, 25 March 2021 1:39 PM  
To: Brosnahan, Ryan  
Subject: RMA/2021/589 - EHO Comments Noise

Hi Ryan

I have reviewed the plans and written documents relating to noise emissions and NES Soil Contamination for RMA/2021/589 for the proposed agricultural farm machinery and servicing facility at 33 & 69 School Road, Yaldhurst.

Noise

With respect to noise there are two considerations, the noise effects of the development on surrounding properties and the reverse sensitivity of the development to airport activity – specifically flightpath aircraft noise.

The effect of the development on surrounding properties has been addressed in a report prepared by Acoustic Engineering Services dated 10 March 2021, the conclusions of which are that the development will not have any adverse effects on neighbouring properties. These properties include a variety of zones and uses; education, residential, school and commercial. The area is already modified from a traditional rural setting with an expected low noise environment. The property fronts a highway and is in close proximity to already established commercial/manufacturing uses, therefore the noise implications of the development will not be out of context with the environment. In addition the hours of operation are normal daytime business hours with very occasional after hours servicing required. Acoustic attenuation fences will provide protection to properties to the north and east.

Overall the methodology and reasoning of the report are sound and no concerns are noted as to the conclusion drawn of minimal impact of neighbouring properties.

The reverse sensitivity aspect of the development is addressed in a statement (3.5 of the AEE) stating the ancillary offices will be designed and constructed to meet the acoustic insulation requirements of 6.1.7.2.2.i.D

The specifics of these building enhancements were not shown on the submitted plans however the DP provides for verification to be deferred by means of a consent condition (6.1.7.2.2.ii.A) requiring a report at the time of Building Consent application showing calculations as to how the required sound insulation and construction methods have been determined. The applicant has stated a condition to this effect will be accepted.

Soil Contamination

The response of the applicant in section 5 of the AEE describes the investigations undertaken to assess if the land has been subject to any HAIL activities. This has been reviewed and confirming searches conducted which also find no evidence of HAIL activities. Therefore it is agreed the site is not considered a 'piece of land' under the NES and therefore the activity may be considered not subject to the NES.

Thanks

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