

ATTACHMENT G
ACOUSTIC CONSULTANT RESPONSE



PLANNERS PLUS LIMITED

Land Development, Resource Consent and Planning Specialists.



**HEGLEY ACOUSTIC
CONSULTANTS**

6 August 2014

David Lamason
Planners Plus
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Dear Dave

206A SILVERSTREAM FALLS ROW, TAIRUA

KTB Planning Consultants Ltd on behalf of the Thames-Coromandel District Council has sought clarification regarding the noise effects of the above proposal. This report sets out my response to satisfy the request for additional information.

- a) *Commentary on the amenity values enjoyed by other landowners within the subdivision and the effects of noise (nuisance or otherwise) on these values.*

There may be a difference between what the other landowners envisage as their amenity and what the District Plan anticipates. I think it worth noting that based on a decision for the Queenstown Lakes District Council v Hawthorn Estate Ltd (2006) NZRMA 424 (CA), it is my understanding that the word "environment" embraces the future state of the environment as it might be modified by the utilisation of rights to carry out permitted activity under a district plan. That is, the District Plan allows for a level of 50dBA L₁₀ during the daytime and 40dBA L₁₀ plus 60dBA L_{max} at night time.

For the closer residents a level of 50dBA L₁₀ during the daytime, as permitted by the District Plan, will be heard by the neighbours but I am not aware of anywhere in the District Plan where it is suggested this level would be unreasonable or that no noise is the actual expectation for this area. Keeping in mind that traffic noise on State Highway 25 can be heard and a level of 50/40dBA during the day/night is anticipated by the District Plan, the amenity value of the area will be reasonable if the noise is controlled to these levels.

Rural environments are not always quiet and if Figure 3 of the original noise assessment is considered (undertaken during a period representative of a summer wedding event) it would have been clear that this environment is neither quiet nor unique. In fact, a level that is greater than 50dBA would still be reasonable in this area based on the noise monitoring. Such an increase is not being considered so the effects of noise from the proposed development will be less than minor in terms of the Resource Management Act for the neighbours.

- b) *Further details of speakers, amplifiers and the position of bands or DJ's within the venue. In this regard I am concerned about the ability of the facility to maintain amenity values of neighbouring landowners when the doors of the facility are open.*

The exact location of the speakers etc is a final design consideration and should not alter the analysis. The critical aspect of the application is that bands, DJs, speaker location and such will be controlled to within the District Plan requirements. The building façade will be designed to control noise to the outside and the design will take into account any open doors etc. To provide certainty to the Council it is recommended that a design report should be prepared by a

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suitably qualified acoustic engineer prior to building consent being issued demonstrating that the design will comply with the District Plan noise criteria. A condition could be included in any consent condition that requires field checks to be undertaken of an event if the Council has any reason to believe the noise levels may be exceeded. Such an approach will provide a high level of certainty for the Council and for the neighbours that the noise limits will be adhered to at all times.

- c) *Commentary on the noise effects (nuisance or otherwise) from people gathering on the terrace and within the carparking area during functions and at the end of the night after the function has finished.*

The noise from people gathering anywhere outside and talking will comply with the District Plan noise limits. However, should drinks be served outside and people become boisterous this activity is best controlled through management of the event. Based on similar wedding venues in the Coromandel the best method is not to serve drinks outside after 10:00pm when the night time limit comes into effect. Management should be proactive and control any activity that appears to have the potential to become noisy. One method that could be implemented is to require a Noise Management Plan to be prepared and in the lease it should be made clear to those hiring the venue that there are limitations on the way the site must operate. This would include the noise limits of any music, outside behaviour and no drinks served outside after 10:00pm.

The car park is not expected to generate any noise in excess of the District Plan limits. I am aware of a number of locations where car parks are located close to dwellings and assuming people use the car park in a reasonable manner then noise is not a problem. It is recommended that to provide certainty the Noise Management Plan should set out the method to control patrons in the car park. This could include signs to advise patrons to keep noise to a minimum and have staff patrol the car park to ensure patrons do not generate any unreasonable noise. This approach works well at other venues.

- d) *The noise assessment considers the noise effects of a function of up to 60 people. The proposal intends to cater for up to 120 people and, therefore, the assessment is considered to deficient in this regard. Further detailed commentary on this issue is requested.*

As set out in the original noise assessment "In order to evaluate the noise from the proposed wedding functions field measurements have been undertaken at an existing facility where a wedding for approximately 60 guests was being catered for. The noise level from this venue was 80dBA L₁₀ at 5m. To provide a factor of safety a level of 85dBA L₁₀ at 5m has been adopted in the analysis." That is, the assessment was based on a venue where 60 guests were present and if the number of guests is doubled to 120 this could in theory increase the noise by 3dBA. 5dBA was added to the level determined for 60 people so this is 2dBA above the level for 120 guests. Thus the predictions have been based on a conservative (higher) noise level than is expected.

Should you have any questions regarding the above please do not hesitate to contact me.

Yours faithfully
Hegley Acoustic Consultants



Nevil Hegley