

Before an Independent Hearings Panel

The Proposed Waikato District Plan (Stage 1)

IN THE MATTER OF the Resource Management Act 1991 (**RMA**)

IN THE MATTER OF hearing submissions and further submissions on the Proposed
Waikato District Plan (Stage 1):

Topic 25 – Zone Extents

**HIGHLIGHTS PACKAGE
JON ROBERT STYLES ON BEHALF OF HAVELOCK VILLAGE LIMITED
(Acoustics)**

13 May 2021

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1. INTRODUCTION

- 1.1 My full name is Jon Robert Styles. I am an acoustic consultant and director and principal of Styles Group Acoustics and Vibration Consultants. I lead a team of eight consultants specialising in the measurement, prediction and assessment of environmental and underwater noise, building acoustics and vibration.
- 1.2 I am providing acoustic evidence in relation to proposed rezoning sought by Havelock Village Ltd (**HVL**)¹ of land at 5 Yashili Drive 88 Bluff Road, 242 (in part) and 278 Bluff Road, Pokeno (the **Site**).
- 1.3 My primary statement of evidence provided an explanation of the assumptions and methods used to inform the location and extent of the Pokeno Industry Buffer proposed to manage potential noise effects as a result of the rezoning sought by HVL (my **Primary Statement**).
- 1.4 My Primary Statement set out that the proposed rezoning sought by HVL will establish a Residential Zone, near to an established industrial area that is occupied by existing authorised noise-generating activities. My initial advice to HVL was that a buffer would be required to adequately separate future noise sensitive activities on the Site from the Pokeno Business Park. I undertook a comprehensive noise modelling exercise (Attachment A to my Primary Statement) to identify and assess the exposure of the HVL Site to industrial noise effects, to determine the extent of the required buffer. The noise modelling outputs were then used to inform the design and master planning process for the proposed rezoning.
- 1.5 The proposed Pokeno Industry Buffer Overlay represents the location of the 45dB L_{Aeq} industrial noise contour across the Site during the night time period. Essentially this means that future residential activities located near to the boundary of the Pokeno Industry Buffer Overlay will be exposed to industrial noise emissions no greater than 55 dB L_{Aeq} (day time) and 45 dB L_{Aeq} (night time).
- 1.6 Based on the noise modelling I have undertaken, the land subject to the Pokeno Industry Buffer Overlay represents the appropriate separation distance to manage potential noise conflicts between future noise sensitive activities on the Site, and the noise effects of existing, authorised industrial activities in the Pokeno Business Park.

¹ Submitter 862 and further submitter 1291.

- 1.7 I prepared a second statement of evidence (my **Rebuttal Statement**) to respond to a number of issues raised in the Councils' s42A Report prepared by Mr Mead (the **s42A Report**) and the evidence of Mr Hegley for Yashili New Zealand Dairy Co Limited (**Yashili**).
- 1.8 My Rebuttal Statement recorded agreement between myself and Mr Hegley on the majority of the acoustics issues.
- 1.9 The only matter that we had not agreed on at that time was the location of the 40dB L_{Aeq} noise level contour and the 45dB L_{Aeq} noise level contour.
- 1.10 Since filing my Rebuttal Statement, Mr Hegley and I have had ongoing discussions in an effort to find agreement on this issue.

2. THE JOINT WITNESS STATEMENT

- 2.1 The final location and extent of the Pokeno Industry Buffer and the planning controls that relate to it have been agreed between Yashili and HVL. This is recorded in the Joint Witness Statement (JWS) prepared by Mr Tollemache for HVL and Mr Jones for Yashili.
- 2.2 The JWS and suggested provisions include planning maps that set out the agreed location and extent of the Pokeno Industry Buffer.

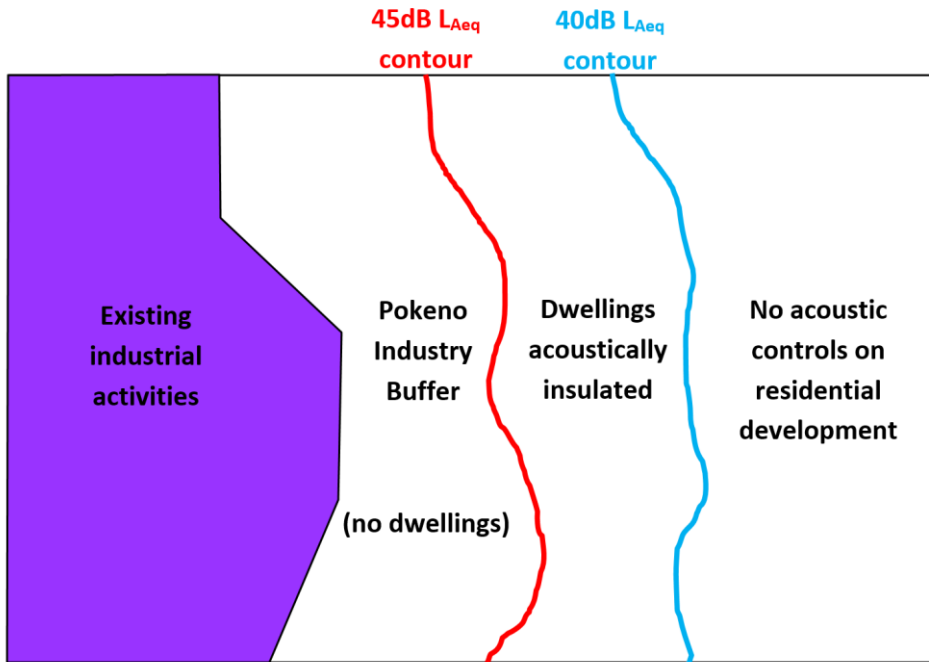
3. THE FUNDAMENTALS OF THE CONTROLS

- 3.1 The planning controls related to the Pokeno Industry Buffer and the HVL precinct are detailed in the JWS.
- 3.2 From an acoustics perspective, the planning controls can be summarised as:
 - (a) Separating the Pokeno Business Park from future residential activity by the Pokeno Industry Buffer overlay. This is the area between the existing industrial activities and the 45dB L_{Aeq} noise level contour. The s42A Report refers to this as a 'no build' zone.
 - (b) The size of the Pokeno Industry Buffer is determined by calculating the area of land adjacent to the existing industrial activity that could be exposed to noise levels greater than 45dB L_{Aeq} at night-time.
 - (c) The noise emissions from each of the industrial activities takes into account the maximum level of noise that they could reasonably generate under the current

planning controls or resource consents for each site. This takes into account foreseeable future expansions.

- (d) The noise emissions from each industrial site are then combined into one cumulative noise model to determine the location of the various noise level contours. The 45dB L_{Aeq} contour is the location of the outer extent of the Pokeno Industry Buffer.
- (e) No residential development would be permitted between the Pokeno Industry Buffer and the existing industrial sites.
- (f) The provisions provide for an acoustic barrier to be constructed between the Yashili sites and the HVL site at 5 Yashili Drive to mitigate the noise from the Yashili operations. This includes the possible expansion on the land at Lots 3 and 4 DP 492007 (that is currently vacant).
- (g) Residential development that might be constructed between the 40dB L_{Aeq} noise level contour and the Pokeno Industry Buffer would be subject to modest acoustic insulation standards to ensure that indoor noise levels are no greater than 25dB L_{Aeq} indoors. This requires an outside-to-inside noise level reduction of no more than 20dB. This is achievable by nearly any modern home provided only that windows and doors are kept closed.
- (h) The modest acoustic insulation standards will require windows and doors to be closed to achieve the indoor design noise levels. This means that mechanical fresh air supply and mechanical cooling will be required in those dwellings to allow occupants to close doors and windows without over heating or running short of fresh air.
- (i) The daytime noise effects for residential development established between the 40dB L_{Aeq} noise level contour and the Pokeno Industry Buffer will be reasonable. Residents could be exposed to noise levels between 50dB L_{Aeq} and 55dB L_{Aeq} .

3.3 The sketch below illustrates the general concept:



- 3.4 The Pokeno Industry Buffer allows for the current activities on sites in the Pokeno Business Park and it also allows for reasonable and foreseeable expansion in the future.
- 3.5 The overlay will separate the activities in the Pokeno Business Park from the proposed residential zoning on the HVL Site that will ensure noise levels in the proposed residential zone are reasonable. This will avoid reverse sensitivity effects occurring on the existing industrial activities.

Jon Styles

13 May 2021