

TABLED DOCUMENT
SHAUN KING
22/7/2019

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BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL
INDEPENDENT HEARING COMMISSIONERS

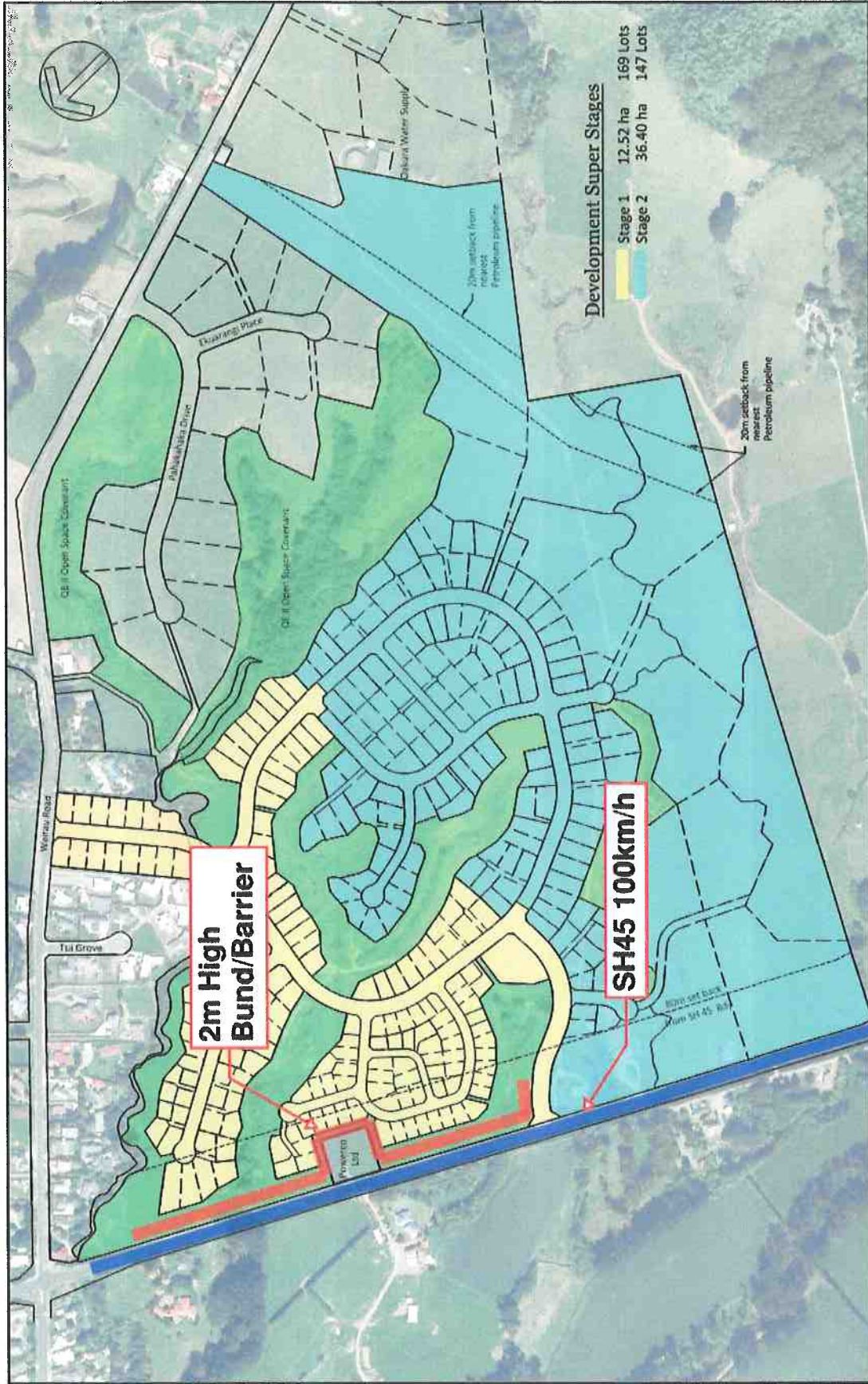
IN THE MATTER OF The Resource Management Act 1991

AND

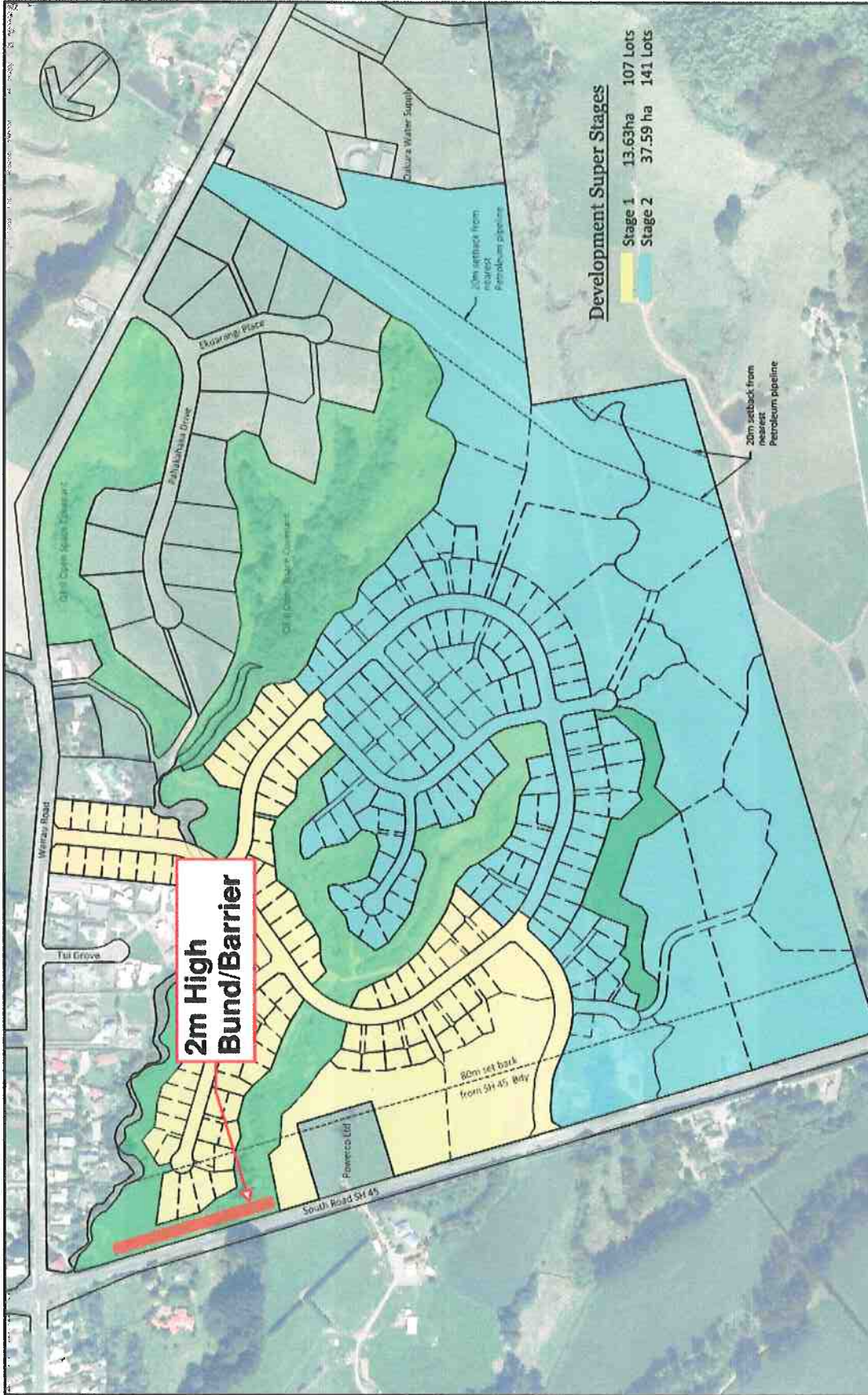
IN THE MATTER OF Request for Private Plan Change NPDC PLC18/00048 by Oakura Farm Park
Limited to rezone land at Oakura within the New Plymouth District

SUMMARY OF STATEMENT OF EVIDENCE OF SHAUN JAMES KING

1. My full name is Shaun James King. I am an acoustic consultant at Marshall Day Acoustics (MDA), a national acoustic consulting firm.
2. I am presenting evidence today as my colleague, Damian Ellerton, is currently out of the country. I have read his report dated 26 March 2017 and discussed the project with him. I have carried out a site visit.
3. I have identified an error in Figure 1 of our assessment report (Rp 001 Rev1 dated 26 March 2017). The error is due to incorrect scaling and the distances in the figure are therefore incorrect.
4. Our report also did not include the newly proposed State Highway 45 (SH45) access. I also understand that the posted speed limit on SH45 may change to 60 km/h or 70 km/h with the inclusion of the access.
5. The identified error and the proposed SH45 access have impacted the recommended acoustic barrier/bund extents shown in Figure 2 of our assessment report. I attach updated plans which show my recommended bund/barrier extents for a posted speed limit of 100 km/h and 70 km/h for the full 316 lots. I have also included a figure for the 248-lot scenario.
6. For a 167-lot scenario, it is likely no bunds or barrier would be required as I would expect all noise sensitive buildings could be setback greater than 80m from SH45.
7. Overall, I consider that reverse sensitivity effects on SH45 can be easily managed with either bunds, barriers, building setback or improved building façade construction.
8. A bund is my preferred mitigation option as it provides better outdoor amenity, doesn't require ongoing maintenance and minimises house construction cost.
9. I consider that noise generated by the residential development would be adequately controlled by the District Plan noise limits. I note no noise limits currently apply for Rural land and the inclusion of limits if the Plan Change is granted should be a positive.
10. The noise generated on Wairau Road from increased vehicle movements from the development is predicted to increase by up to 3 decibels in 10 years. 3 decibels is considered a just noticeable difference in level.
11. I consider that construction noise would be appropriately controlled by the District Plan provisions.
12. I consider the proposed District Plan amendment Res99b acceptable, however I make the following comments;
 - a. I note that limiting the Rule to sections of SH45 with a speed limit 70km/h and above may expose dwellings to higher than desirable noise levels if a bund or barrier is not constructed.



McKinlay SURVEYORS 3 Young Street, Box 116 New Plymouth, 4340 North Taranaki 06 758 5347 South Taranaki 06 778 4456 mckinlaysurveyors.co.nz		TITLE SUPER STAGED CONCEPT PLAN - Wairau Estate, Oakura 316 Lot Proposal - Wairau Road plus SH 45 access		COMPRISED IN Lot 29 DP 482901		ANLA 66.3389ha		JOB O-150109	
This plan is prepared only for the purpose of obtaining a Resource Consent under the Resource Management Act 1991. It should not be used for any other purpose. Areas and dimensions are approximate and are subject to change on final field survey.		PREPARED FOR Oakura Farm Park Ltd		DATE 12/07/19		DRAWING H05		SHEET OF 1 1	



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<p>msksurveyors</p>		<p>PREPARED FOR Oakura Farm Park Ltd</p>	
<p>COMPRESSED IN Lot 29 DP 482991</p>		<p>SCALE 1:400 @ A3</p>	
<p>TERRITORIAL AUTHORITY New Plymouth District Council</p>		<p>DRAWING H 04</p>	
<p>DATE 12/07/19</p>		<p>SHEET 1 OF 1</p>	
<p>JANLA 66.3187/ha</p>		<p>JOB O-150109</p>	
<p>SUPER STAGED CONCEPT PLAN - Wairau Estate, Oakura 248 Lot Proposal - Wairau Road plus SH 45 access</p>			
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