

Bryce Powell

From: Andrew Gordon <Andrew.Gordon@aucklandcouncil.govt.nz>
Sent: Monday, 25 August 2025 3:08 pm
To: Bryce Powell
Subject: RE: 395 Fitzgerald Rd
Attachments: RE: Noise: FW: 395 Fitzgerald Road - BUN60449555

Follow Up Flag: Follow up
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Hi Bryce,

Further to my initial comments (attached), I have reviewed the s92 requested Acoustic Assessment dated 15 August 2025 by SLR Consulting NZ Ltd.

The assessment is satisfactory and predicted noise levels can be relied upon to represent noise emissions from the site.

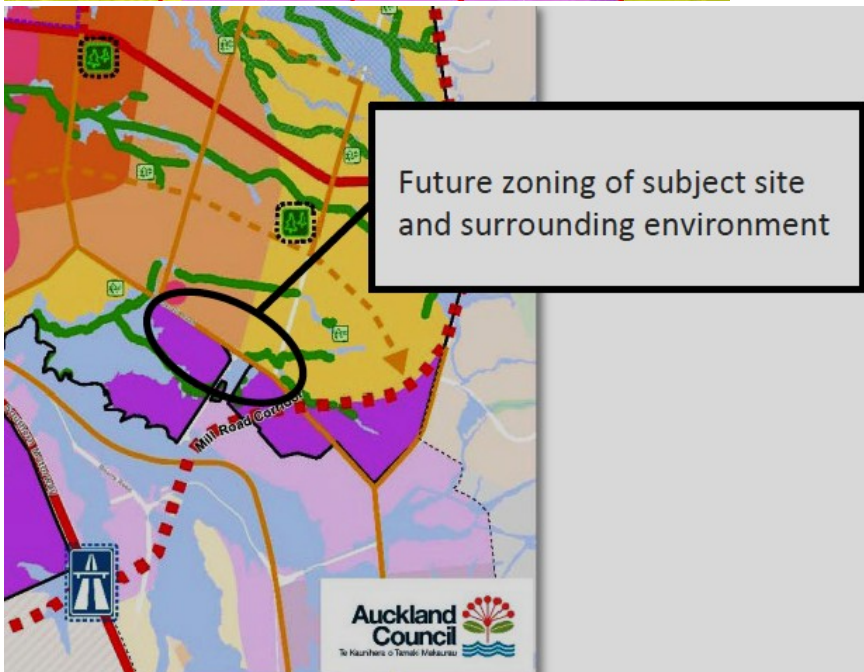
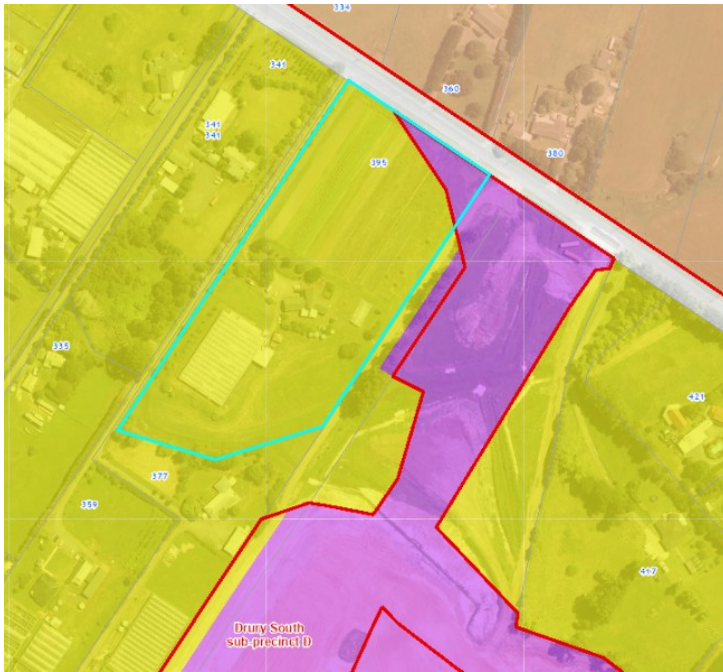
FINAL COMMENTS

I have reviewed the AEE dated 6 May 2025 by Saddleback and the s92 requested Acoustic Assessment dated 15 August 2025 by SLR Consulting NZ Ltd for an application to establish two warehouses – one warehouse (1) would contain a vehicle dismantling facility and the other warehouse (2) will be used for storage purposes.

Although the subject site is zoned Future Urban, the AEE confirms the subject site and surrounding sites south of Fitzgerald Road will be rezoned in the future as Business – Light Industrial in accordance with the Drury-Opaheke Structure Plan 2019.

Geo Maps

Drury-Opaheke Structure Plan 2019



Proposal details include:-

- remove the existing dwelling and greenhouse at the rear of the site
- establish two warehouses on the site, each will be approximately 2,000m²
- one warehouse will contain the vehicle dismantling activity (nearest to Fitzgerald Road) and the other warehouse will be used for storage purposes
- vehicles are dismantled manually inside the proposed warehouse building
- up to five staff
- the remainder of the site will be laid with hardfill, and vehicles will be stored across the site
- the existing metal accessway will be upgraded to provide two-way access
- approximately 30 vehicle movements (in and out) in the peak hour comprising staff and customers vehicles

AUP-OIP E25 Standards

E25.6.3 (existing)
(existing)
zoning)

E25.6.5 (future

E25.6.15

E25.6.19 (future zoning)

E25.6.3. Noise levels in rural and future urban zones

- (1) The noise (rating) level from any activity in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or the Future Urban Zone **measured within the notional boundary on any site in any rural zone** must not exceed the limits in Table E25.6.3.1 Noise levels in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or the Future Urban Zone below:

Table E25.6.3.1 Noise levels in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or the Future Urban Zone

Time	Noise level
Monday to Saturday 7am-10pm	55dB LAeq
Sunday 9am-6pm	
All other times	45dB LAeq 75dB LAFmax

E25.6.15. Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or Future Urban Zone interface

- (1) The noise (rating) level and maximum noise level from any activity in the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or Future Urban Zone **measured within the boundary of any site in a residential zone** must not exceed the levels in Table E25.6.15.1 Noise levels at the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or Future Urban Zone interface below:

Table E25.6.15.1 Noise levels at the Rural – Mixed Rural Zone, Rural – Rural Production Zone, Rural – Rural Coastal Zone or Future Urban Zone interface

Time	Noise level
Monday to Saturday	55dB LAeq

and Unitary Plan Operative in part

13

E25 Noise and vibration

7am-10pm	45dB LAeq 75dB LAFmax
Sunday 9am-6pm	
All other times	

E25.6.5. Noise levels in the Business – Heavy Industry Zone or the Business – Light Industry Zone

- (1) The noise (rating) level arising from an activity in the Business – Heavy Industry Zone or the Business – Light Industry Zone **measured within the boundary of any other site in those zones** must not exceed the limits in Table E25.6.5.1 Noise levels in the Business – Heavy Industry Zone or the Business – Light Industry Zone below:

Table E25.6.5.1 Noise levels in the Business – Heavy Industry Zone or the Business – Light Industry Zone

Time	Business – Heavy Industry Zone	Business – Light Industry Zone
All times	70dB LAeq	65dB LAeq

E25.6.19. Business zones interface

- (1) The noise (rating) and maximum noise level from any activity in the business zones must not exceed the levels in Table E25.6.19.1 Noise levels at the business zone interface when **measured within the boundary of a site in a residential zone or within the notional boundary of property in a rural zone**.

Table E25.6.19.1 Noise levels at the business zone interface

Time	Noise level
Monday to Saturday 7am-10pm	55dB LAeq
Sunday 9am-6pm	
All other times	45dB LAeq 60dB LAeq at 63 Hz 55dB LAeq at 125 Hz 75dB LAFmax

As evident above, when rezoning occurs:-

- permitted noise levels applicable to 341 Fitzgerald Rd will increase significantly by 10 dBA during the day and 20 dBA at night
- permitted noise levels within the residential zone will not change , however, new low frequency noise levels will apply at night.

Comments

The proposal is adequately described in regard to key noise sources.

Affected receivers (i.e. neighbours) are correctly identified.

Relevant E25 standards are generally correctly referenced.

Proposed operating hours are 8am – 5pm, Monday to Saturday (i.e. there will be no night time activities or Sunday activities when the lower levels apply).

Noise levels are predicted using recognised noise modelling software. Modelling inputs and assumptions are considered to represent a typical worst case scenario, for example, transport trucks with sound power levels of 95 dB Lw and 103 dB Lw, loader at 103 dB Lw and fork hoist at 92 dB Lw.

I confirm a +5 dBA adjustment is made to predicted noise levels for special audible characteristics (i.e. reversing beeper alarms).

Predicted noise rating levels in Table 4 demonstrate compliance.

I note reference to 50 dB LAeq in the Criteria column should be **55 dB LAeq** in accordance with E25.6.15 (refer standard above).

Based on my experience, the predicted noise levels are considered representative of the proposal and for the majority of neighbours are well below the maximum permitted daytime noise level.

Specific noise management or mitigation is not required to enable compliance.

In my view noise will be at a reasonable level and effects will be compatible with surrounding land use, particularly when considering future zoning.

This is a permitted activity in regard to E25.

Except for hours of operation, specific conditions related to E25 are not recommended or required.

I recommend a condition of hours of operation is included.

Regards,

Andrew Gordon | Senior Specialist
Contamination, Air & Noise Team | Specialist Unit
Planning and Resource Consents Department
Auckland Council, 135 Albert Street, Auckland 1010
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Visit our website: www.aucklandcouncil.govt.nz

From: Bryce Powell <B.Powell@harrisingrierson.com>

Sent: Tuesday, 19 August 2025 3:23 pm

To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>; Gabrielle Howdle <gabrielle.howdle@aucklandcouncil.govt.nz>; Louis Boamponsem <louis.boamponsem@aucklandcouncil.govt.nz>; CANconsents <canconsents@aucklandcouncil.govt.nz>; Arsini Hanna <Arsini.Hanna@aucklandcouncil.govt.nz>; Andrew Gordon <Andrew.Gordon@aucklandcouncil.govt.nz>; Varusha Pandian <varusha.pandian@aucklandcouncil.govt.nz>

Subject: FW: 395 Fitzgerald Rd

Hi Everyone,

The applicant has provided a **partial** response to Council's s92 request in the attached PDF and in the below link.

For your convenience, I also attach the emails with Council's request for further information and the subsequent local board queries. Most of the response is via an updated AEE and technical reports, which I haven't had time to review yet. The applicant has advised that landscape / visual questions have not been responded to, but he indicated that this information would be sent later this week.

Please let me know if the applicant's response satisfies your questions by the close of business Tuesday 26 August 2025.

Yours sincerely,

Bryce

Bryce Powell (he/ him)
Senior Planner / Team Leader

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From: Joe Gray <joe@saddleback.nz>

Sent: Tuesday, 19 August 2025 9:32 am

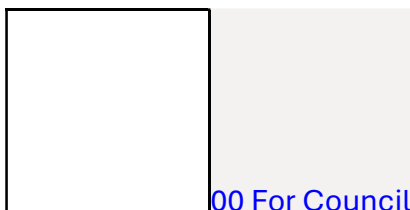
To: Bryce Powell <B.Powell@harrisingrierson.com>

Cc: Will Clarke <will@saddleback.nz>; Bashir Rahimi <carsremoval@gmail.com>; Malcolm Todd <malcolm@babingtons.co.nz>

Subject: Re: 395 Fitzgerald Rd

Morning Bryce,

See attached initial response to s92 request, along with supporting attachments in the link below. This covers general operational queries, noise, air quality, flooding/stormwater, hazardous substances/ITA:



The remaining matters relate to the landscape and visual queries. We are close to finalising the visual simulations and we expect to have the full response to you by the end of the week.

Happy to discuss.

Cheers!

Joe - 021 076 7668

From: Bryce Powell <B.Powell@harrisingrierson.com>
Sent: Monday, August 11, 2025 4:43 PM
To: Joe Gray <joe@saddleback.nz>
Subject: Re: 395 Fitzgerald Rd

Hi Joe,

Back in NZ. Happy for response to be partial / drip fed.

Regards,

Bryce

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From: Joe Gray <joe@saddleback.nz>
Sent: Monday, August 4, 2025 8:39:48 AM
To: Bryce Powell <B.Powell@harrisingrierson.com>
Cc: Will Clarke <will@saddleback.nz>
Subject: Re: 395 Fitzgerald Rd

Morning Bryce,

Just confirming that we wont be including the shredder, so no change there.

We just need to complete the visual simulations and the final acoustic assessment, but I expect to have the completed response to you by the end of next week.

In the meantime, are you happy for me to provide a partial response to other matters?

Happy to chat.

Cheers!

Joe - 021 076 7668

From: Joe Gray <joe@saddleback.nz>
Sent: Tuesday, July 29, 2025 7:40 AM
To: Bryce Powell <B.Powell@harrisingrierson.com>
Subject: Re: 395 Fitzgerald Rd

Morning Bryce,

Sorry for the lack of comms. The applicant is currently looking at the feasibility of incorporating a shredder into the proposal. We are just waiting on the final acoustic assessment before the applicant makes a call on whether to include with the current application.

We are also making some tweaks to the earthworks model following the meeting with Gabriel. Sorry I did say I would send some notes onto you following. My key takeouts from the meeting (in addition to the specific points in the s92 letter):

1. Visual mitigation needs to focus on neighbour to the west at 341 Fitzgerald
2. Gaps in existing western boundary screening should be considered/addressed.
3. Planting along the base of the retaining wall along the western boundary was recommended to soften visual effects of the wall. A karo hedge is proposed along the 1.5m wide planting strip.
4. Use topsoil from the site for bunding (dont import).
5. Gabriel raised concern that bunding is not common in the area, however Rob raised that a planted bund was appropriate in this instance as the land already rises along the street front to the east.

I should have a further update for you by the end of the week.

Cheers!

Joe - 021 076 7668

From: Bryce Powell <B.Powell@harrisingrierson.com>

Sent: Tuesday, July 29, 2025 7:28 AM

To: Joe Gray <joe@saddleback.nz>

Subject: 395 Fitzgerald Rd

Hi Joe,

I trust that you are well.

Could you please provide me with an update on your response to the s92 letter? When do you think you will be able to respond?

Yours sincerely,

Bryce

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