

Bryce Powell

From: Andrew Gordon <Andrew.Gordon@aucklandcouncil.govt.nz>
Sent: Tuesday, 27 May 2025 9:10 am
To: Bryce Powell
Subject: RE: Noise: FW: 395 Fitzgerald Road - BUN60449555

Follow Up Flag: Follow up
Flag Status: Completed

Hi Bryce,

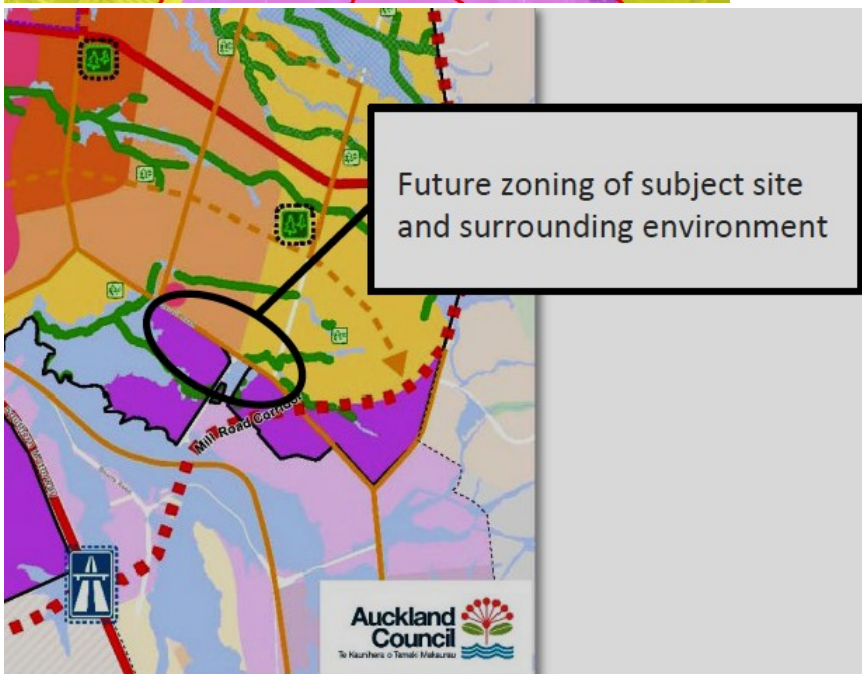
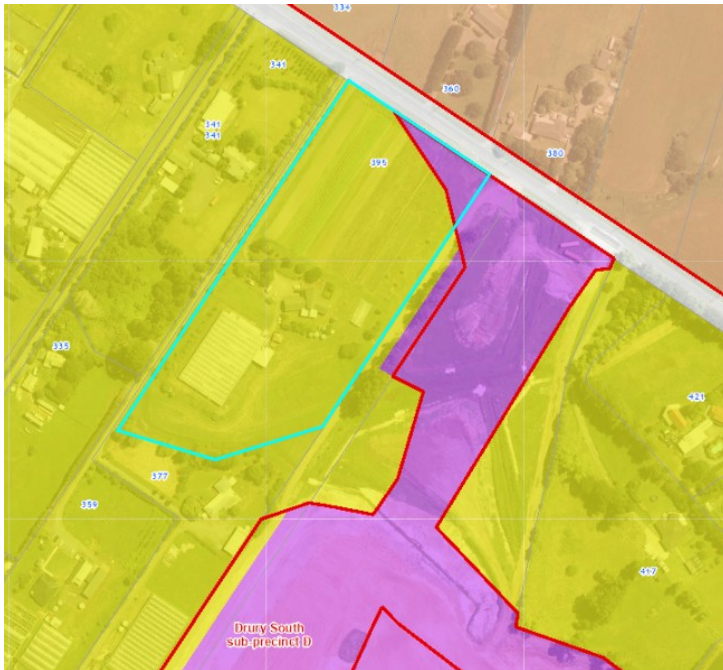
Your brief includes **Noise and vibration and lighting** – PA check sought. (*Sensitive receivers appear to be close to the site*).

I have reviewed the AEE dated 6 May 2025 by Saddleback 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

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

Given the existing Future Urban zoning, the closest notional boundary is located on 341 Fitzgerald Rd. Taking a worst case scenario, I have assumed the dwelling occupies the closest building located approximately 13m from the site boundary. Therefore, the assessment point for compliance purposes is within the legal boundary **approximately 12m** from the driveway access on the subject site.

The closest site zoned residential is located approximately 20m from the vehicle access (and subject site road boundary).

Noise effects are discussed in section 6.2.7.

Based on proposal details, I expect noise sources will comprise use of hand held power tools inside warehouse (1), potentially a compressor for powering any pneumatically driven tools, a vehicle hoist or similar, a fork hoist, transporter trucks and light vehicles (staff and customers).

Power tools may comprise a grinder, pneumatic wrench or reciprocating saw.

I note the proposal does not include mobile machinery specifically for dismantling vehicles such as an excavator fitted with a clamp attachment.

I generally agree high noise levels are not expected.

Noise from vehicle dismantling will be adequately contained within warehouse (1).

The only noticeable noise is expected to be from onsite vehicle movements and potentially the fork hoist depending on how it is powered (i.e. diesel, LPG or electric).

Based on my experience, I expect it will be practicable for the proposal to comply with permitted noise levels in E25.6.3 and E25.6.15. There is a low risk of exceedances occurring intermittently over a typical day.

To complete my review I suggest the following s92:-

To assist with better understanding noise effects and to demonstrate compliance with permitted noise levels specified in E25.6.3 and E25.6.15 (existing zoning) and E25.6.5 and E25.6.19 (future zoning), please:-

- 1) Advise proposed operating days and hours.
- 2) Clarify if truck movements are included in the estimated 30 vehicle movements per peak hour and if so, please specify the maximum number of trucks per hour and per day.
- 3) Clarify if other mobile machinery will be operated outside, for example, a fork hoist or wheeled loader for handling vehicles/engines.
- 4) Clarify if the proposal will include any noisy fixed equipment (e.g. compressor) and if so, where equipment will be located.

Regards,

Andrew Gordon | Senior Specialist
Contamination, Air & Noise Team | Specialist Unit
Planning and Resource Consents Department
Auckland Council, 135 Albert Street, Auckland 1010
Ph 09 301 01 01 | Mobile 027 482 3527
Visit our website: www.aucklandcouncil.govt.nz

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

Sent: Monday, 19 May 2025 8:20 am

To: CANconsents <canconsents@aucklandcouncil.govt.nz>; SWWWITA <swwwita@aucklandcouncil.govt.nz>; ESandTSpecialistUnit <esandtspecialistunit@aucklandcouncil.govt.nz>; Urban Design <UrbanDesign@aucklandcouncil.govt.nz>
Subject: Noise: FW: 395 Fitzgerald Road - BUN60449555

Hi Everyone,

I attach a specialist brief for your action.

Regards,

Bryce

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

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From: Carmen Lottering <Carmen.Lottering@aucklandcouncil.govt.nz> **On Behalf Of** RC Consultants
Sent: Monday, 19 May 2025 8:15 am
To: Bryce Powell <B.Powell@harrisongrierson.com>
Subject: RE: 395 Fitzgerald Road - BUN60449555

Hi Bryce,

I've added the checklist steps to SAP for allocation.

Could you please email the brief to the specialist teams as per the email on the brief.

Thank you

Nga mihi | Kind Regards

Carmen Lottering | Regulatory Support Officer
Consultant Support Team
Auckland Council | Planning & Resource Consents

From: Bryce Powell <B.Powell@harrisongrierson.com>
Sent: Saturday, 17 May 2025 8:39 am

To: RC Consultants <rcconsultants@aucklandcouncil.govt.nz>

Subject: 395 Fitzgerald Road - BUN60449555

Hi RC Consultants,

I hope that you are well.

Could you please circulate the attached brief to:

- Development Engineer (South)
- Wastewater specialist team
- Acoustic engineer
- Contaminated soil specialist
- Air Quality Specialist
- Regional earthworks specialist
- Landscape / Visual specialist

Regards,

Bryce

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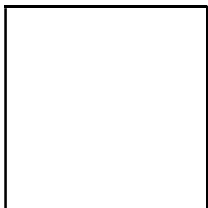
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