
Friday, 21 July 2023

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council
Commissioner Hearing

Kaupapataka

Agenda – Pre-circulated Applicant evidence

Limited Notified Resource Consent Application to Construct and Operate a Church Hall
and Construct a Carpark at 32 Reynolds Road, Havelock North - Hastings Gospel Hall
Trust Inc (RMA20220170)

Te Rā Hui:
Meeting date: **Friday, 21 July 2023**

Te Wā:
Time: **9.00am**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

Te Hoapā:
Contact: **Democracy and Governance Services
P: 06 871 5000 | E: democracy@hdc.govt.nz**

Te Āpiha Matua:
Responsible
Officer: **Group Manager: Planning & Regulatory Services - John
O'Shaughnessy**

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Friday, 21 July 2023

Te Hui o Te Kaunihara ā-Rohe o Heretaunga
Hastings District Council: Commissioner Hearing

Kaupapataka

Agenda

Te Komihana Whakahoahoa:
Hearing Commissioner:

Heamana
Chair: Commissioner Bill Wasley

Apiha Matua:
Officer Responsible:

Group Manager: Planning & Regulatory Services – John O’Shaughnessy

Mahere Maarama:
Reporting Planner:

Planning Consultant - Stella Morgan

Te Rōpū Manapori me te Kāwanatanga:
Democracy & Governance Services:

Christine Hilton (Extn 5633)

Te Rārangī Take

Order of Business

- 1.0 Apologies & Leave of Absence – Ngā Whakapāhatanga me te Wehenga ā-Hui**
At the close of the agenda no requests for leave of absence had been received.
-

- 2.0 Applicant's pre-circulated evidence for Limited Notified Resource Consent Application to Construct and Operate a Church Hall and Construct a Carpark at 32 Reynolds Road, Havelock North - Hastings Gospel Hall Trust Inc (RMA20220170)**

DOCUMENTS CIRCULATED FOR HEARING - COMPILED AS ONE DOCUMENT

Document 1 The covering administrative report **Pg 1**

Attachments:

- | | | | |
|---|--|------------------|-------|
| 1 | Attachment 1 - Applicant evidence from R Hegley (acoustic report) | RMA20220170#0051 | Pg 3 |
| 2 | Attachment 2 - Evidence of Philip McKay for Drainways (applicant evidence) | RMA20220170#0052 | Pg 23 |
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The Application and Submissions can be viewed on the Council website as part of the hearing agenda documentation.

Friday, 21 July 2023

Item 2

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council: Commissioner Hearing

Te Rārangi Take

Report to Commissioner Hearing

Nā:
From: **Christine Hilton, Democracy and Governance Advisor**

Te Take:
Subject: **Applicant's pre-circulated evidence for Limited Notified Resource Consent Application to Construct and Operate a Church Hall and Construct a Carpark at 32 Reynolds Road, Havelock North - Hastings Gospel Hall Trust Inc (RMA20220170)**

1.0 Purpose and summary - Te Kaupapa Me Te Whakarāpopototanga

- 1.1 The purpose of this report is to have a means to attach the Applicant's pre-circulated evidence for the above hearing and to put it onto the website prior to the hearing.

2.0 Recommendations - Ngā Tūtohunga

That the Applicant's pre-circulated evidence for Limited Notified Resource Consent Application to Construct and Operate a Church Hall and Construct a Carpark at 32 Reynolds Road, Havelock North - Hastings Gospel Hall Trust Inc (RMA20220170)- be put onto the website prior to the hearing on 21 July 2023 so it can be viewed by the submitters and members of the public.

Attachments:

- | | | |
|-------------------|---|------------------|
| A | Applicant evidence from R Hegley (acoustic report) | RMA20220170#0051 |
| B | Evidence of Philip McKay for Drainways (applicant evidence) | RMA20220170#0052 |

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Limited Notified Resource Consent Application to Construct and Operate a Church Hall and Construct a Carpark at 32 Reynolds Road, Havelock North - Hastings Gospel Trust Inc (RMA20220170)

**STATEMENT OF EVIDENCE OF RHYS LEONARD HEGLEY
ACOUSTICS**

Date: 6 July 2023

Introduction

1. My full name is Rhys Leonard Hegley. I am a partner with Hegley Acoustic Consultants.
2. I hold a Bachelor of Engineering from the University of Auckland (1993) and have attended specialist courses in acoustics in Australia and America. I am a member of the Institution of Professional Engineers New Zealand.
3. For the past 23 years I have provided acoustic advice on a wide range of activities such as apartment developments, service stations and workshops through to large scale industrial activities such as petrochemical plants, power stations, dairy factories and roading projects.
4. My technical skills and experience directly relevant to the current project include providing acoustic advice to places of worship and community centres including churches of various denominations, marae and mosques. I have worked for the Church of Jesus Christ of Latter-day Saints for approximately 20 years over which time I have completed projects ranging from temples, both in New Zealand and in the Pacific Islands, through to extensions to existing buildings and their car parks.
5. I have read the Code of Conduct for Expert Witnesses contained within the Environment Court of New Zealand Practice Note 2023. I confirm this evidence is prepared in accordance with the Code of Conduct, and is within my area of expertise, except where I explicitly state that I have relied upon information provided to me by another person. I confirm that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed herein.

Scope of Evidence

6. This evidence provides an assessment of noise from the proposal. It does so by referencing the noise assessment that I undertook for the project rather than repeating the information in that assessment. This evidence also provides a response to submissions and the planner's report and comments on the suggested conditions.
7. In preparing my original noise assessment and this evidence, I have:
 - (a) Visited a Plymouth Brethren church that is understood to be similar to the proposal to inspect activities;
 - (b) Viewed the architectural plans of the proposal;
 - (c) Reviewed submissions; and
 - (d) Reviewed the planner's report.
8. I have not visited the site but have viewed it on Google Earth. Given that the site, and the surrounding area, is reasonably flat and that the proposal is of single storey construction, I do not consider it essential to visit the site to undertake my assessment.

Noise Assessment of June 2023

9. Subsequent to the application being lodged, Council requested a specific noise assessment be undertaken. The Hastings Gospel Hall Trust Inc approached me for the required assessment. My response was to prepare the report: "Proposed

Plymouth Brethren Church, 32 Reynolds Road, Havelock North, Assessment of Noise Effects", Reference 23040, dated June 2023 (Noise Assessment). The report forms Appendix A of my evidence and, I believe, provides a full assessment of the noise expected from the proposal.

10. My Noise Assessment addressed both construction noise and operational noise, which included noise from the activities within the church building and the associated car park. The assessment used measurements I have undertaken of similar activities as the basis for calculations of noise from the proposal. These calculations included the project specific information such as the distance between source and receiver, the effects of boundary noise screens and the actual construction of the proposed church building.
11. The conclusion of my Noise Assessment with respect to operational noise was that, with the following mitigation, the proposal would comply with the relevant noise rules of the Hastings District Plan (DP) and that, as such, the effects would be less than minor:
 - (a) Noise fences along the full length of the eastern and western boundaries to control noise from the car park activities;
 - (b) Construction of the church building itself, noting that the construction techniques identified in the Noise Assessment represent one suitable construction method and that there will be others;
 - (c) Windows to the church must remain closed during services.
12. The conclusion of my noise assessment with respect to construction activities was that, given the construction methods of the proposed church will be the

same as a conventional house, it will be practicable for the project to comply with the construction noise limits of the DP.

Submissions

13. I have read the submissions and note that I had the benefit of doing so prior to writing my Noise Assessment. As such, my assessment specifically addresses the submitter issues of early morning car park noise, including closing car doors, and the operation of the gate across the accessway. As such, I consider that my Noise Assessment fully addresses the submitters' concerns.

Planner's Report

14. I have read the planner's report and generally agree with the findings.

Conditions

15. I generally agree with the proposed conditions relating to noise, subject to the following comments.

CONDITION 2

16. Condition 2 limits activities to the hours of the services themselves, and specifically no earlier than 6.00am on Sundays and no later than 8.00pm on Mondays.
17. My issue is that the proposal is for vehicles to typically arrive over the 15 minute period before 6.00am on Sundays and leave over the 15 minute period after

8.00pm on Mondays. The second bullet point of the condition also appears to contain a typographical error.

18. My view is that condition 2 is not needed as my Noise Assessment demonstrates full compliance with the noise rules. I therefore see no benefit in limiting the duration of the activity. If condition 2 is to be retained, I suggest it is modified as follows:

2. *The hours of operation shall be limited to ~~durations of services of~~ approximately one hour on each of the following days and include the period immediately before and after the service to allow for the arrival and departure of vehicles:*

- *Sunday morning service commencing no earlier than 6.00am for a communion service; and*
- *Monday evening service finishing no later than 8.00pm for prayer meetings. ~~Both assemblies are for ...~~*

CONDITION 3

19. Condition 3 includes a minor typographical error in the last sentence, which I suggest could be corrected as follows:

3. *An acoustic fence a minimum of 1.8m high shall be constructed along the east and west boundaries of the property. There must be no openings in the construction of the acoustic fences, which must fix to the ground without gaps. The fences must be built from a material with a surface density of at least 10kg/m². 20mm plywood or 20mm timber palings are examples of*

suitable materials. Such fences are to be constructed ~~proper~~ prior to operations taking place within the place of assembly.

CONDITION 5

20. Condition 5 requires the construction of the church building to be as I describe in the Noise Assessment and that the construction be certified by a suitable qualified acoustic expert.
21. My first concern with this condition is that it provides for a doubling up of the design work. If the church building is constructed in accordance with the condition 5 (which includes both the requirement to comply with the Noise Assessment and a design specification), there should be no need to have it verified by a suitably qualified acoustic expert. The building consent plans will specify the construction materials to be used, from which compliance with condition 5 can be determined.
22. Secondly, the point of providing the design in the Noise Assessment was to demonstrate that it would be practicable for the proposal to meet the DP noise limits using standard forms of construction. The Noise Assessment notes that there will be other forms of construction that would be equally effective. My view is that condition 5 should be more effects based and permit other forms of construction, provided a suitably qualified acoustic expert confirms it would provide compliance with the noise limits of condition 7. I suggest condition 5 be modified as follows:

5. *Within 1 month of the consent commencing the consent holder shall submit a design to Council's Environmental Consents Manager (or nominee), for the*

completion of the building design that meets as a minimum, one of the following design specifications:

- a. The design shall be in accordance with the mitigation as set out in Section 4.3 of the Assessment of Noise effects Report prepared by Hegley Acoustic Consultants (June 2023), [HDC Ref: 72055#0016], which is detailed below:

Roof

- Profiled metal cladding or concrete roof tiles.
- Fiberglass or polyester blanket in the ceiling cavity, at least 75mm thick; and
- A ceiling of at least 13mm plasterboard ($\geq 8.4\text{kg/m}^2$).

Walls

- Timber weatherboards or 6mm fibre cement sheet cladding;
- Fiberglass or polyester blanket in the wall cavity, at least 75mm thick; and
- A wall lining of at least 10mm plasterboard ($\geq 6.4\text{kg/m}^2$).

Glazing

- 6mm float glass or double glazing consisting of at least 6/ 12/ 4; and
- Aluminium frames with rubber compression seals.

External Doors

- Solid core doors with rubber compression seals.

Or

- b. An alternative building design that has been certified by a suitably qualified acoustic expert as providing compliance with the noise limits of condition 7.


Rhys Leonard Hegley
6 July 2023

Appendix A - Noise Assessment



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**PROPOSED PLYMOUTH BRETHREN
CHURCH**

**32 REYNOLDS ROAD,
HAVELOCK NORTH**

ASSESSMENT OF NOISE EFFECTS

Report No 23040

Prepared for:

Hastings Gospel Hall Trust Inc

June 2023

Prepared by:

Rhys Hegley

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