

Before the Independent Commissioners

Under the Resource Management Act 1991

In the matter of a hearing on submissions on the proposed Te Tai o Poutini Plan

Topic: Residential Zones and Special Zones (excluding the Franz Josef area)

Submitter: **Buller District Council (S538)**

Hearing Summary Statement of Craig Alan Barr

17 July 2024

Qualifications and experience

- 1 My full name is Craig Alan Barr.
- 2 I have been asked to prepare planning evidence on behalf of the Buller District Council (**BDC**) in relation to the submissions made by the BDC (#538) and other submitters over the Alma Road area zoned General Residential Zone in the proposed Te Tai o Poutini Plan (**TTPP**).
- 3 My qualifications and experience are set out in my evidence in chief dated 17 June 2024 (**EIC**).
- 4 The purpose of this summary statement is to seek leave to table additional information to that received by the BDC from Marshall Day Acoustics Limited (**MDA**) dated 14 June 2024 appended to my EIC as Attachment 3. The additional information from MDA was received on 16 June and is in **Attachment A** to this summary statement.
- 5 Having considered the additional noise information, I also provide a set of revised proposed amendments to the TTPP.

Additional Information from Marshall Day Acoustics

- 6 The additional information from MDA was sought by the BDC to further inform the first assessment, with a particular focus on whether it is both possible and practicable to deploy noise mitigation measures to reduce the exposure of noise from the Westport Rifle Range on the land sought to be confirmed as General Residential Zone, which I refer to as the Kawatiri Block. As part of this MDA were able to apply their assessment in greater detail of the topography.
- 7 The MDA report states¹:

Detailed modelling using rifle range noise levels and publicly available terrain data indicates there are no significant areas of the proposed General Residential Zone with noise levels greater than 60 dB L_{AFmax}. This is shown in Figure 1. In the context of proposed TTPP rules, we interpret the contours as meaning there are no areas within this block of land where residential development should be discouraged. This advice differs from the preliminary modelling presented in our June letter.

¹ PTPP Residential Re-Zoning And Westport Rifle Range Noise Modelling With Detailed Terrain Data. Prepared By Marshall Day Acoustics Dated 16 July 2024.at [1].

TTPP Provisions

- 8 In my EIC I recommended amendments to TTPP land use Rule Noise-R3 to require buildings containing habitable rooms and a minimum area of outdoor living space to achieve noise attenuation measures. In addition, I also proposed amendments to subdivision rule SUB-R5 to include the Westport Rifle Range as a matter of control (m) to the existing reverse sensitivity measures to be considered.
- 9 The more detailed advice from MDA confirms that due to topography between the Rifle Range and the Site, buildings containing activity sensitive to noise within new Areas A and B would be able to comply with Noise Rule R-3 with '*no additional constructions, over and above what would be required to comply with the Building Code, is necessary to control noise intrusion*' on the proviso that within Area B ventilation is provided for windows:

However, so that windows can be kept closed to mitigate noise, an alternative means of ventilation will be required such as currently required by NOISE-R3.f. We do not consider that setting an internal noise limit or the requirement to have an acoustic assessment is necessary – just the requirement to comply with NOISE-R3.f (or equivalent).
- 10 The MDA Advice also identifies that within Area B acoustical screening would be a reasonable requirement as a refuge against rifle range noise.
- 11 Based on this advice, I have recommended the proposed amendments to the TTPP (including amendments initially proposed in my EIC):
 - (a) Amending the Plan Maps to identify the zoning as sought in my EIC;
 - (b) Amending the Plan Maps to identify new Area B as the 'Westport Rifle Range Overlay Area);
 - (c) Amending the matters of control in Rule SUB-R5 to include the ability for future residential activity to comply with new Rule Noise-R3(1)(g) which applies to the Westport Rifle Range Overlay Area. This is included to provide certainty that the land use rules for buildings can be engaged at the time of subdivision.
 - (d) Amendments to Rule Noise R-3 to include new Area B as a requirement to comply with ventilation and a minimum outdoor area with acoustic screening.

- 12 I have drafted these rules so that there is no need for acoustic assessment at the time of future subdivision and residential development, based on the MDA advice.
- 13 I consider that the compatibility issues between the Rifle Range and the GRZ zoning to be able to efficiently and effectively managed.

A handwritten signature in blue ink, appearing to read 'Craig Barr', with a stylized flourish at the end.

Craig Alan Barr

Dated this 17th Day of July 2024