



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	New Zealand Fire Service Commission
RM reference:	RM150872
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for Land use consent to establish a communication mast and aerials and to relocate the Wanaka fire/civil defence siren on the mast. The siren will breach day and night time noise standards when operated (fire call outs and civil defence events).
Location:	Lismore Park (near water tanks)
Legal Description:	Part Section 90 Block IX Town of Wanaka (SO 14796 and SO 16957)
Zoning:	Low Density Residential Designation 90- QLDC Recreation Reserve
Activity Status:	Non-Complying
Notification Decision:	Volunteered Public Notification
Delegated Authority:	Paula Costello, Senior Planner
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	5 February 2016

SUMMARY OF DECISIONS

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 108 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Paula Costello, Senior Planner, as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

The applicant has provided a detailed description of the proposal and the site and locality in Section 2 of the applicant's AEE. This description is considered accurate and is adopted for the purpose of this report.

2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

The application was publicly notified on 19 November 2015.

A decision under section 100 of the Act to not hold a hearing was made by Mr Blair Devlin (Manager, Resource Consenting) on 21 January 2016.

3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 7 of the Section 42A report (attached) outlines the assessment undertaken under Section 104 of the Act in more detail.

The application is subject to Part 2 of the Act which is addressed in Section 9 of the Section 42A report.

3.1 RELEVANT PLAN CONSIDERATIONS

The site is zoned Low Density Residential and the proposed activity requires resource consent for the following reasons:

- A **discretionary** activity pursuant to Rule 17.2.3.3 for the erection of a telecommunication mast that exceeds 10 metres. It is proposed to erect a mast with a height of 13.5 metres. Council's discretion is restricted to this matter.
- A **non-complying** activity pursuant to Rule 7.5.3.5 as the proposal breaches zone standard 7.5.6.3(iv) in regard to hours of operation. The siren could operate at any time of the day for emergency or civil defence purposes where hours of operation between 0730-2000 are provided for.
- A **non-complying** activity pursuant to Rule 7.5.3.5 as the proposal breaches zone standard 7.5.6.3(vii) in regard to noise from non-residential activities. The proposed siren exceeds the permitted volumes.

Overall, the application is considered to be a **non-complying** activity under District Plan provisions.

4. SUMMARY OF EVIDENCE HEARD

This is not applicable in this case as there has not been a hearing.

5. ASSESSMENT

5.1 Actual and Potential Effects (s104(1)(a))

Actual and potential effects on the environment have been addressed in Section 8.2 of the S42A report prepared for Council and this provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 108 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

- Subject to the imposition of conditions noise effects associated with the proposal are considered to be minor.

- The limited duration and frequency of the use of siren would limit adverse effects associated with the siren and any adverse effects in terms of loss of residential amenity would be less than minor.
- The siren would create positive effects in terms of providing for the wellbeing and safety of the community in assisting the operation of emergency services.

Overall adverse effects associated with the proposal would be no more than minor.

5.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

As outlined in detail in Section 7.2 of the S42A report, overall the proposed development is not contrary to the relevant policies and objectives of the District Plan or Proposed District Plan.

5.3 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES (s104(D))

With respect to the assessment above, the first threshold test for a non-complying activity required under Section 104D has been met in that the application is not considered to create any actual or potential adverse effects which are more than minor in extent.

With respect to the second threshold test under Section 104D it is concluded that the application can pass through the second gateway test given that the proposal is not considered to be contrary to the relevant policies and objectives of the District Plan or Proposed District Plan. On this basis discretion exists to grant consent for this non-complying activity.

5.4 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 9 of the Section 42A report.

6. DECISION ON LAND USE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Pursuant to section 104 of the RMA this consent is **granted** subject to the conditions stated in *Appendix 1* of this decision imposed pursuant to Section 108 of the RMA.

7. OTHER MATTERS

Local Government Act 2002: Development Contributions

This proposal is not considered a "Development" in terms of the Local Government Act 2002 as it will not generate a demand for network infrastructure and reserves and community facilities.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

You are responsible for ensuring compliance with the conditions of this resource consent found in Appendix 1. The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

This resource consent is not a consent to build under the Building Act 2004. A consent under this Act must be obtained before construction can begin.

Please contact the Council when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the RMA.

If you have any enquiries please contact Sarah Picard on phone (03) 443 0419 or email sarah.picard@qldc.govt.nz.

Report prepared by



Sarah Picard
PLANNER

Decision made by



Paula Costello
SENIOR PLANNER

APPENDIX 1 – Consent Conditions
APPENDIX 2 – Section 42A Report

APPENDIX 1

Consent Conditions

Appendix 1- Conditions

General Conditions

1. That the development must be undertaken in accordance with the plans:
 - 'New Communications Aerial and Siren Site- W4480 Sheet 1 rev B' prepared by Paterson Pitts Group and dated 12-06-2015
 - 'Communications Antennas & Siren Pole detail- Wanaka Station, Sheet 1 Rev A' prepared by R.G. Smart New Zealand Fire Service and dated 16 April 2014

stamped as approved on 1 February 2016

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$100. This initial fee has been set under section 36(1) of the Act.
4. The siren shall be operated for Emergency Fire call outs as follows:
 - Between the hours of 0700-2100 the siren may be sounded immediately.
 - Between the hours of 2100-0700 the siren shall be delayed 4 minutes from the time of activation, with pager and cellular phone to form the primary form of communication with a switch available to cancel the siren when sufficient volunteers have responded to the callout.
 - The siren shall be sounded for a maximum duration of 60 seconds at one time, except in the case of a civil defence emergency.
5. The Ardmore Street fire station siren shall be decommissioned once the Lismore Park siren is operational. Until this is completed, the consent holder shall ensure that only a single siren is sounded at any one time.

APPENDIX 2

Section 42A Report

FILE REF: RM150872

TO Paula Costello, Senior Planner
FROM Sarah Picard
SUBJECT Report on a publicly notified consent application.

SUMMARY

Applicant: New Zealand Fire Service Commission
Location: Lismore Park (near water tanks)
Proposal: Land use consent to establish a communication mast and aerials and to relocate the Wanaka fire/civil defence siren on the mast. The siren will breach day and night time noise standards when operated (fire call outs and civil defence events).
Legal Description: Part Section 90 Block IX Town of Wanaka (SO 14796 and SO 16957)
Zoning: Low Density Residential
Public Notification Date: 19 November 2015
Closing Date for Submissions: 17 December 2015
Submissions:

- 3 submissions have been received in opposition to the application:

None of the submitters wish to be heard

RECOMMENDATION

(i) That subject to new or additional evidence being presented at the Hearing, the application be GRANTED pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:

It is considered that the adverse effects of the activity will be minor. The noise from the siren will be infrequent and short in duration. Any effects on residential amenity would be limited to the time that the siren is operated. The proposal is not contrary to the relevant objectives and policies of the District Plan. The proposal promotes the overall purpose of the RMA and has positive effects for Wanaka community in the emergency service function that it provides.

1. INTRODUCTION

My name is Sarah Picard. I am a Planner with Queenstown Lakes District Council. I have been employed in this role since September 2014. Prior to this I worked as a Planning Officer for Central Otago District Council from January 2011 to September 2014.

I hold the qualifications of a Bachelor of Arts (Sociology) from Victoria University, Wellington and a Master of Planning from the University of Otago, Dunedin. I am a Graduate Plus member of the New Zealand Planning Institute.

2. PROPOSAL AND SITE DESCRIPTION

The applicant has provided a detailed description of the proposal and the site and locality in Section 2 of the applicant's AEE. This description is considered accurate and is adopted for the purpose of this report.

3. SUBMISSIONS

3.1 SUBMISSIONS

A copy of submissions received can be found in Appendix 2 and are summarised below:

Name	Location of Submitters' Property	Summary of Submission	Relief Sought
1. Gaug Han	16 Hillview Place, Wanaka	Too close to residents. The new fire station is the best place for it.	Not stated
2. Bee Lim	44 Hedditch Street, Wanaka	Too close to the residents	Not stated
3. John D Dow	6 Hillview Place, Wanaka	Drop value of property Disrupt sleep Not needed as other means of communication	Not stated

Figure 1: Location of submitters (red) in relation to siren location (green diamond)



The proximity of the siren to residential properties is discussed in section 7, below.

4. PLANNING FRAMEWORK

4.1 THE DISTRICT PLAN

The subject site is zoned Low Density Residential under the Operative District Plan.

Resource consent is required for the following reasons:

- A **discretionary** activity pursuant to Rule 17.2.3.3 for the erection of a telecommunication mast that exceeds 10 metres. It is proposed to erect a mast with a height of 13.5 metres. Council's discretion is restricted to this matter.
- A **non-complying** activity pursuant to Rule 7.5.3.5 as the proposal breaches zone standard 7.5.6.3(iv) in regard to hours of operation. The siren could operate at any time of the day for emergency or civil defence purposes where hours of operation between 0730-2000 are provided for.
- A **non-complying** activity pursuant to Rule 7.5.3.5 as the proposal breaches zone standard 7.5.6.3(vii) in regard to noise from non-residential activities. The proposed siren exceeds the permitted volumes.

Overall, the application is considered to be a **non-complying** activity.

5. STATUTORY CONSIDERATIONS

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application and submissions received. Considerations of relevance to this application are:

- Actual and potential effects on the environment
- Operative and Proposed Queenstown Lakes District Plan

The application must also be assessed with respect to the purpose of the RMA which is to promote the sustainable management of natural and physical resources. Section 9 of this report outlines Part 2 of the RMA in more detail.

Section 104B provides for the consent authority to grant or refuse consent and in granting consent may impose conditions under Section 108.

In addition, Section 104D requires that consent is not granted unless it is found that the proposal does not result in actual or potential adverse effects which are more than minor in extent, and is not considered contrary to the relevant policies and objectives, which in this instance will be of both the Operative and Proposed Queenstown Lakes District Plan.

6. INTERNAL REPORTS

The following reports have been prepared on behalf of QLDC and are attached as appendices.

- Noise Assessment- Dr Stephen Chiles of Chiles Limited, attached as Appendix 3.

The assessment and recommendations of the report are addressed where appropriate in the assessment to follow.

7. ASSESSMENT

This section outlines an assessment against the following:

- Effects on the Environment guided by Assessment Criteria (but not restricted by them)
- District Plan Provisions (Objectives and Policies Assessment)

7.1 EFFECTS ON THE ENVIRONMENT

Permitted Baseline

When determining the actual and potential effects of an application for resource consent, the 'permitted baseline' may be considered. A consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect.

Noise from non-residential activities are permitted within the levels set out in Zone Standard 7.5.6.3(vii) as follows;

- | | | | |
|-------|------------|--------------------|---------------------------------|
| (i) | daytime | (0800 to 2000 hrs) | 50 dB $L_{Aeq(15 \text{ min})}$ |
| (ii) | night-time | (2000 to 0800 hrs) | 40 dB $L_{Aeq(15 \text{ min})}$ |
| (iii) | night-time | (2000 to 0800 hrs) | 70 dB L_{AFmax} |

Telecommunication facilities with a maximum height of 10 metres are permitted.

There is an existing siren that is located on the Wanaka Fire Station in Ardmore Street. The siren is operated in the same manner that the proposed siren is intended to operate.

The permitted baseline is appropriate to consider to the extent that it provides a level of reasonable noise that can be anticipated from non-residential activities. Given the extent of exceedance associated with the siren, it is of limited assistance in this analysis.

7.2 Actual and Potential Effects on the Environment

I consider the proposal raises the following actual and potential effects on the environment:

- *Noise*
- *Residential Amenity*

Noise

I consider the proposal will have minor effects in terms of noise. Dr Stephen Chiles confirms that the noise produced by the siren will exceed the permitted noise limits within the zone. He is satisfied that the assessment provided by the applicant in relation to Noise is accurate.

As noted above the existing siren is currently operated and the noise generated by the proposed siren will not be greater than that existing. The places where the siren will be heard at its loudest would be the residential properties in proximity to the subject site. These properties will be disturbed to a greater extent than occurs from the existing siren (given the different location).

As a result of the notification of this consent application, three submissions were received from owners of residential properties located in proximity to the proposal. The submissions received have been taken into consideration when determining the effects arising from the nature and intensity of the activity.

The proposal is anticipated to result in less residential properties being affected by the siren in the proposed location compared to the current siren location. Dr Chiles concludes that the noise effects are reasonable and acceptable given the limited duration and frequency that the siren will operate. This is accepted.

The noise produced will be of a significant level but the use of the siren is limited in frequency and duration. Dr Chiles considers that the extent would be that sleep may be disturbed, but the noise would not be of a level that would have any adverse health impacts. The extent of the noise as a nuisance with effects on residential amenity is discussed below.

Should consent be granted condition can be imposed that require the operation in accordance with the application to ensure the system is used as a secondary communication method and that the primary communication methods are maintained to reduce the number of times and reduce duration that siren is operated. I consider that subject to these conditions the frequency of the operation of the siren would be limited and any noise effects as a result of the proposal would be minor.

Residential Amenity

I consider that the proposal will likely result in some loss of residential amenity for those residential properties in proximity of the proposed siren. I consider that the extent of the loss of amenity would be limited to nuisance associated with the noise created by the siren. The setback from boundaries will reduce any visual amenity effects associated with the antennae.

Given the restricted use of the siren and limited duration of use, as detailed in relation to noise effects above, the extent of loss of residential amenity would be less than minor as it would only occur when the siren is being operated. These properties already hear the existing siren. Given the limited extent of operation in the context of the existing siren any effects associated with the loss of amenity are considered to be no more than minor.

Positive Effects

Emergency services sirens are for the most part an accepted noise by the community because of its use by Emergency services. The use of the siren will have benefit to the wider community in that it assists the fire service in carrying out its emergency service function that provides for the wellbeing and safety of the community.

Summary

Overall I consider that the adverse effects associated with the proposal will be no more than minor.

7.2 THE DISTRICT PLAN – OBJECTIVES AND POLICIES

A detailed assessment against the relevant objectives and policies is provided in Section 6 of the applicant's AEE. This is considered accurate and is therefore adopted for the purposes of this report.

As noted by the applicant under the Proposed District Plan (PDP) the use of call-out sirens for volunteer fire brigades is to be permitted in terms of Rule 36.4. Submissions have been received in relation to these provisions. The submissions seek amendments to provide for other permitted activities and one has been received in opposition. As these provisions still may be subject to change through the hearings and decision process limited weight should be given to these provisions at this time.

Summary of Findings

Overall it is considered that the proposal is not contrary to the relevant policies and objectives of Operative District Plan or the Proposed District Plan.

8. NON COMPLYING ACTIVITIES S104D

Section 104D of the Act requires that a substantive decision can only be made for non-complying activities if the adverse effects on the environment will be minor or, the application is not contrary to the objective and policies of the District Plan.

It has been concluded that the application would have minor adverse effects and that the proposal is not contrary to the relevant objectives and policies of the District Plan or Proposed District Plan. Therefore, a substantive decision can be made on this application.

9. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the RMA details the purpose of the RMA in promoting the sustainable management of the natural and physical resources. Sustainable management is defined as:

managing the use, development and protection of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while:

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*
- (c) *Avoiding, remedying, or mitigating any adverse effect of activities on the environment.*

When assessing the proposal against Part 2, it is considered that the proposal that provides for telecommunications that alerts the Fire Service of emergency callouts which will provide for social benefits to the community and wider district.

As outlined above, the siren will only operate for a short period of time resulting in limited periods of noise effects, which on balance will be outweighed by the positive social aspects which the operation of the siren will bring.

There are no matters of national importance as listed in Section 6 of the RMA that are relevant to the proposal.

With regard to the matters raised in section 7 of the Act, it is considered that, as outlined within this report, the proposal does not significantly detract from existing amenity values or the quality of the existing environment.

Overall, I consider the proposal does promote the overall purpose of the Act.

10. RECOMMENDATION

For the reasons outlined above I recommend that consent be granted.

The proposal is not considered to have adverse effects on the environment that are more than minor. The overall effects of the proposal are considered to be minor.

The proposed development is not contrary to the relevant objectives and policies of the Operative or Proposed District Plans.

The proposed development promotes the purpose of the Act.

Report prepared by



Sarah Picard
PLANNER

Reviewed by



Paula Costello
SENIOR PLANNER

Attachments:

- Appendix 1 Draft Conditions
- Appendix 2 Submissions received
- Appendix 3 Noise Assessment- Dr Stephen Chiles of Chiles Limited

Report Dated: 1 February 2016

Appendix 1- Draft Conditions

General Conditions

1. That the development must be undertaken in accordance with the plans:
 - 'New Communications Aerial and Siren Site- W4480 Sheet 1 rev B' prepared by Paterson Pitts Group and dated 12-06-2015
 - 'Communications Antennas & Siren Pole detail- Wanaka Station, Sheet 1 Rev A' prepared by R.G. Smart New Zealand Fire Service and dated 16 April 2014

stamped as approved on 1 February 2016

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$100. This initial fee has been set under section 36(1) of the Act.
4. The siren shall be operated for Emergency Fire call outs as follows:
 - Between the hours of 0700-2100 the siren may be sounded immediately.
 - Between the hours of 2100-0700 the siren shall be delayed 4 minutes from the time of activation, with pager and cellular phone to form the primary form of communication with a switch available to cancel the siren when sufficient volunteers have responded to the callout.
 - The siren shall be sounded for a maximum duration of 60 seconds at one time, except in the case of a civil defence emergency.
5. The Ardmore Street fire station siren shall be decommissioned once the Lismore Park siren is operational. Until this is completed, the consent holder shall ensure that only a single siren is sounded at any one time.

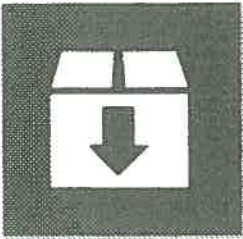
Appendix 2 - Submissions Received

NZ Fire Service Commission (RM150872)

No.	Date Received	Name	Email Add	Add1	Add2	Add3	Support or Oppose	Wish to Speak @ Hearing
1	4/12/2015	Gaug Han	han@xtra.co.nz	16 Hillview Place	Wanaka	9305	Oppose	No
2	4/12/2015	Bee Lim		44 Hooditch St	Wanaka	9305	Oppose	No
3	7/12/2015	John D Dow	cjddnz@yahoo.co.uk				Oppose	No

3 Submissions Received

Oppose	3
Support	0
Wish to Speak at Hearing	0
- Not indicated	0
- Don't wish to speak	3



FORM 13: SUBMISSION

ON A RESOURCE CONSENT APPLICATION



Resource Management Act 1991 Section 96



TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: Giang HAN

Phone Numbers: Work: 4437438 Home: _____ Mobile: 0212351672

Email Address: han@xtra.co.nz

Postal Address: 16 Hillview PL Wanaka Post code: 9305

APPLICANT DETAILS

Applicant's Name: NZ Fire Service Commission

Application Reference Number: RM150872

Details of Application:


Location of Application: Lismore Park

SUBMISSION

I Support / **Oppose** the application

I Do / **Do not** wish to be heard in support of my submission

SIGNATURE

Signature (to be signed for or on behalf of submitter) ** 

Date 2-12-2015



MY SUBMISSION IS // The particular parts of the application I support or object to are.

Fire Siren

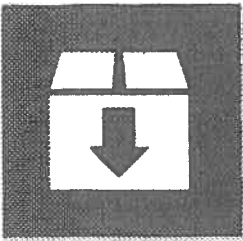


THE REASONS FOR MY SUBMISSION ARE:

too close to residents
The New Fire Station is
best place for it

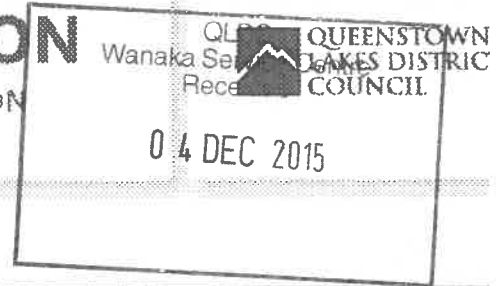


MY SUBMISSION WOULD BE MET BY THE QUEENSTOWN LAKES DISTRICT COUNCIL MAKING THE FOLLOWING DECISION // Include any conditions sought:



FORM 13: SUBMISSION

ON A RESOURCE CONSENT APPLICATION



Resource Management Act 1991 Section 96

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: BEE LIM

Phone Numbers: Work: 4437438 Home: _____ Mobile: 027 222 5389

Email Address: _____

Postal Address: 44 HEDDITCH ST WANAKA Post code: 9305

APPLICANT DETAILS

Applicant's Name: NZ Fire Service Commission

Application Reference Number: RM150872

Details of Application: _____

Location of Application: _____

SUBMISSION

I Support / I Oppose the application

I Do / I Do not wish to be heard in support of my submission

SIGNATURE

Signature (to be signed for or on behalf of submitter) ** *Bee Lim*

Date 2/12/2015



MY SUBMISSION IS // The particular parts of the application I support or object to are:

Fire Siren

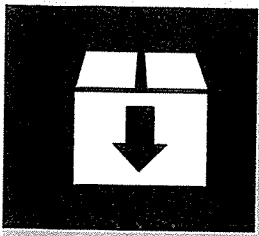


THE REASONS FOR MY SUBMISSION ARE:

Too close to THE RESIDENCES.



MY SUBMISSION WOULD BE MET BY THE QUEENSTOWN LAKES DISTRICT COUNCIL MAKING THE FOLLOWING DECISION // Include any conditions sought:



FORM 13: SUBMISSION

ON A RESOURCE CONSENT APPLICATION



Resource Management Act 1991 Section 96

TO // Queenstown Lakes District Council

YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: JOHN D. DOW

Phone Numbers: Work: _____ Home: 443-8415 Mobile: 021-2517753

Email Address: cjddnz@yahoo.co.uk

Postal Address: 6 HILLVIEW PLACE Post code: 9305
LAKE WANAKA

APPLICANT DETAILS

Applicant's Name: NEW ZEALAND FIRE SERVICE COMMISSION

Application Reference Number: RM150872

Details of Application: AS PER FORM 12 QLDC PUBLIC NOTIFICATION

Location of Application: LISMORGE PARK, PLANTATION RD



SUBMISSION

I Support / I Oppose the application

I Do / I Do not wish to be heard in support of my submission

SIGNATURE

Signature (to be signed for or on behalf of submitter)** [Signature]

Date 7th DEC 2015

** If this form is being completed on-line you may not be able, or required, to sign this form.



MY SUBMISSION IS // The particular parts of the application I support or object to are:

I BELIEVE THIS SIREEN WOULD CERTAINLY DROP THE VALUE OF OUR PROPERTY.

IN THIS DAY AND AGE, WITH PAGERS / CELLPHONES, ETC THERE SHOULD BE NO NEED FOR THIS SIREEN DEVICE. IT WOULD DEFINATELY INTERRUPT OUR SHEEP AT NIGHT. HAVING THE SIREEN IN THIS "OUT OF THE WAY" LOCATION, WOULD MOST LIKELY, BE A TARGET FOR VANDELISM. OVER THE YEARS, WE'VE SEEN THE WATER TOWERS "GRAFFITIED". SO I'M SURE THIS WOULD CONTINUE TO THE SIREEN TOWER ALSO. THIS IS 2015 - NOT 1930'S!! "GET WITH IT"!!



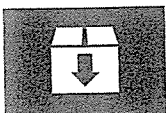
THE REASONS FOR MY SUBMISSION ARE:

AS ABOVE



MY SUBMISSION WOULD BE MET BY THE QUEENSTOWN LAKES DISTRICT COUNCIL MAKING THE FOLLOWING DECISION // Include any conditions sought

Empty box for decision conditions.



Appendix 3 - Noise Assessment from Dr Stephen Chiles of Chiles Limited

Chiles Ltd

Private Bag 55037, Christchurch 8154

12 November 2015

Ref: 140132

Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

Attention: Sarah Picard

Dear Sarah

Subject: RM150872 Peer review of assessment of environmental noise effects

Introduction

Chiles Ltd has been engaged by the Queenstown Lakes District Council (QLDC), to peer review the assessment of environmental noise effects for resource consent (RM150872) to install and operate a fire and civil defence emergency siren at Lismore Park, Plantation Road, Wanaka. This peer review has been conducted on a desk-top basis, from review of the operative district plan and the Assessment of environmental noise effects report AC14155-02-R2, dated 24/06/15, by Acoustic Engineering Services (AES). Reference has also been made to the resource consent application by Paterson Pitts Group W4480 dated 27/10/15. A site visit has not been conducted for this review but the author is familiar with the general area.

In summary, we do not have any significant comments on the AES report.

Operative district plan

Section 2.1.1 of the AES report correctly sets out the zoning of the site and the applicable noise limits from the district plan (rule 7.5.6.3.vii). AES discuss a range of other criteria which are valid considerations.

Sound level predictions

In section 3 of the report AES makes predictions of sound levels from the siren based on the manufacturer's data. The predictions use an appropriate methodology and the results are in line with expectations. The predicted levels significantly exceed the district plan noise limits.

Potential noise effects

AES discuss how the siren will cause temporary disturbance at numerous houses, including sleep disturbance at night. For the specific houses closest to the proposed siren location there will be greater disturbance than occurs from the existing siren. However, in total there will be fewer houses exposed to high sound levels. AES sets out how the sound levels should not cause hearing damage.

The application sets out how the siren is required to cause noise disturbance, and in particular sleep disturbance, to perform its function. It also sets out how this provides an essential backup to other more sophisticated communications systems. The siren sounds for 60 seconds, on average two or three times each week. At night the four minute delay for the siren means that it is turned off before sounding on most occasions.

Conclusions

AES has assessed sound associated with an emergency siren at Lismore Park. The siren will cause unavoidable noise disturbance. However, given the noise effects of the existing siren, the limited frequency and duration of the siren operating, and the essential emergency function of the siren, the noise effects are considered reasonable and acceptable.

Yours sincerely

Chiles Ltd



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Proposed Siren Location

70 metres

80 metres

90 metres

100 metres

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM150872**

01-02-2016

Antenna Data

DA-SH
 Height 1.8m
 Boom Length 1.5m
 Boom Dia 48mm
 Weight 4.9 kg
 Wind loading @ 150km/hr 165 N
 Projected Area 0.15 m²

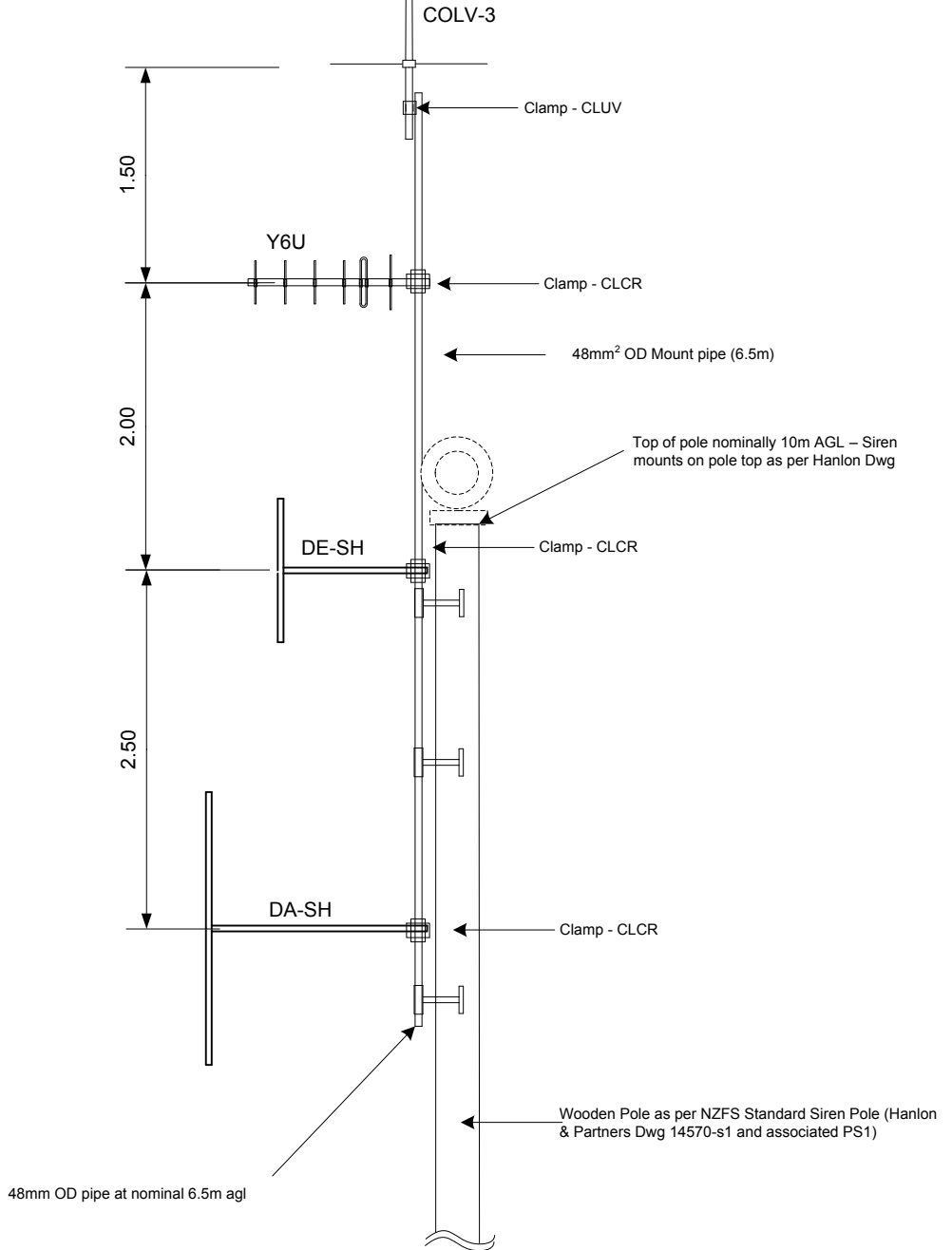
DE-SH
 Height 1.0m
 Boom Length 1.0m
 Boom Dia 48mm
 Weight 3.7 kg
 Wind loading @ 150km/hr 100 N
 Projected Area 0.09 m²

Y6U
 Height 0.38 m
 Boom Length 1.2 m
 Boom Dia 38mm
 Weight 1.8 kg
 Projected Area 0.078 m²

COLV3
 Height 3.5m
 Weight 2kg
 Mount tube 38mm
 Projected Area 0.08m²
 Use clamp CLUV

Antenna Mount Clamps
 Model CLCR
 Weight 2.3 kg (1 per antenna)
 Size 160 x 160 x 160 mm

Model CLUV
 Weight 1.2kg
 Size 90 x 90 x 120



		Wanaka Station			
		Communications Antennas & Siren Pole Detail			
Drawn:	R.G. Smart	SIZE	FSCM NO	DWG NO	REV A
Date:	16 April 2014	SCALE	1:50	SHEET	1 OF 1