



Project: AYRBURN SCREEN HUB

Prepared for: Waterfall Park Developments Ltd
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Report No.: Rp 003 20250265

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Document Control

Status:	Rev:	Comments	Date:	Author:	Reviewer:
DRAFT		For team review	14 May 2025	Micky Yang	-
DRAFT	01	For Application	20 May 2025	Micky Yang	Rob Hay
DRAFT	02	Minor updates	27 May 2025	Micky Yang	-
DRAFT	03	Minor update	1 July 2025	Micky Yang	-
DRAFT	04	Minor update	24 July 2025	Micky Yang	-
DRAFT	05	Minor update	7 August 2025	Micky Yang	-

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1.0 INTRODUCTION

Marshall Day Acoustics (MDA) has been engaged by Waterfall Park Developments Limited (WPDL) to prepare an Operational Noise Management Plan (ONMP) for the Ayrburn Screen Hub. This ONMP applies to all activities that will occur within the Screen Hub, including both film production and tourist/office use.

This ONMP is required to satisfy **Consent Condition Y**. It identifies the performance standards for the operation of the Screen Hub and sets out best practicable options (BPO) for noise management.

This ONMP will be implemented throughout the life of the Screen Hub. It should be considered a 'living document' that will be updated as required due to new information or management.

A glossary of terminology used in this document is included in Appendix A.

2.0 CONTACT DETAILS

Contact details for the relevant personnel are listed in Table 1. The Operations Manager is responsible for implementing this ONMP.

Table 1: Contacts

Role	Name	Organisation	Phone	Email
Operations Manager	TBC	Winton	TBC	TBC
Engagement	George Watts	Winton		George.Watts@winton.nz
Acoustic Specialist	Micky Yang	Marshall Day		micky.yang@marshallday.co.nz

3.0 NOISE

3.1 Noise Performance Standards

The noise limits applicable to the Screen Hub are shown below – refer Figure 1 for applicable zoning:

- Rule 36.5.1 for noise received in the *Wakatipu Basin Rural Amenity Zone*

50dB $L_{Aeq(15\ min)}$ 0800 – 2000 hrs
 40dB $L_{Aeq(15\ min)}$ 2000 – 0800 hrs
 75dB L_{AFmax}

Assessed at any point within the notional boundary¹ of a residential unit.

- Rule 36.5.2 for noise received in the *Wakatipu Basin Lifestyle Precinct, Waterfall Park Resort and Millbrook Resort Zone*²

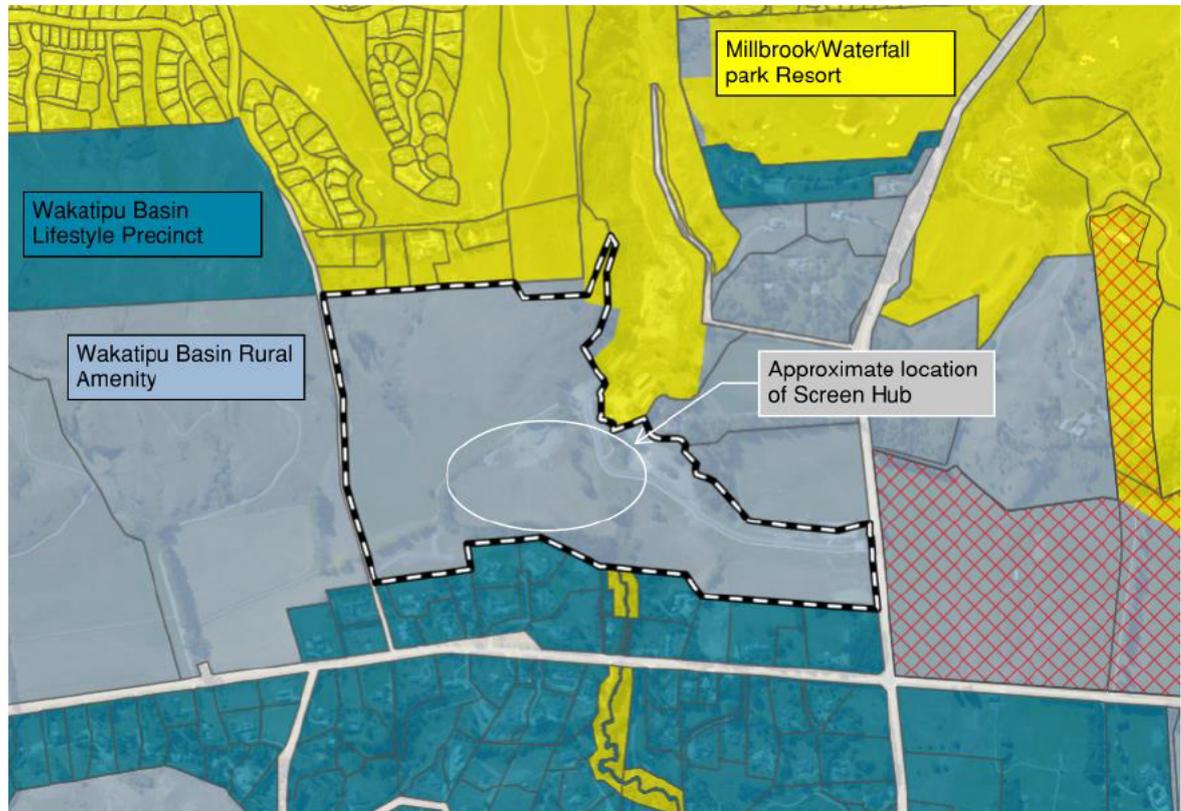
50dB $L_{Aeq(15\ min)}$ 0800 – 2000 hrs
 40dB $L_{Aeq(15\ min)}$ 2000 – 0800 hrs
 No L_{AFmax} noise limit in PDP

Assessed at any point within any site.

¹ The notional boundary is 20m from the façade of the dwelling or the site boundary, whichever is closer to the dwelling

² Residential Activity Areas only

Figure 1: Zone map and aerial



4.0 MITIGATION AND MANAGEMENT

4.1 Staff training

All staff / production crews shall undertake an induction when newly employed / first entering the site. This induction will aim to raise general awareness of individual responsibilities for eliminating, managing and reporting noise effects.

The induction is to cover sections Section 4.2 to Section 6.0 below.

4.2 General

- No unnecessary shouting
- No unnecessary tooting of horns
- No unnecessary revving of engines
- No unnecessary loud music
- Schedule large delivery / rubbish trucks to daytime only

4.3 Equipment selection and maintenance

When selecting equipment for productions:

- Forklifts will be electric types and will be operated considerably by drivers
- Maintain equipment well to minimise rattles, squeaks etc
- Keep roller doors well lubricated and avoid unnecessary use during the night-time
- Avoid tonal reversing or warning alarms (bepers). Alternatives include broadband alarms (squawkers/quackers), flashing lights, proximity sensors, reversing cameras and spotters

4.4 Backlot activities

- No internal combustion engine powered wind and rain machines can be used unless test results are available to show they can comply with the noise limits in Section 3.1
- Compliant wind and rain machines must be battery powered or electric when used during the daytime. It must be used no more than 50% of the daytime period.
- No battery powered or electric wind and rain machine to be used during the night-time, unless test results are available that show compliance with the night-time noise limits can be achieved.
- If a director's PA is used, it must be limited to 100 dB L_{WA} (77 dB L_{Aeq} at 10m) with no time restrictions
- Minimise night-time production as far as practicable
- No pyrotechnics or explosion during night-time

5.0 ENGAGEMENT

5.1 Communication

Written communication (e.g. newsletter) will be provided to properties listed in below at least 1-week prior any production. It will include:

- Its timing and duration
- Contact details and names of personnel whose job is to receive complaints and enquiries

Receivers to be communicated to (not limited to these receivers)

Arrowtown-Lake Hayes Road 037

Arrowtown-Lake Hayes Road 338

Arrowtown-Lake Hayes Road 347

Arrowtown-Lake Hayes Road 347

Millvista Lane 003

Millvista Lane 005

Millvista Lane 006

Speargrass Flat Road 471

Speargrass Flat Road 509

Speargrass Flat Road 515

Speargrass Flat Road 523

Speargrass Flat Road 529

Speargrass Flat Road 531

Speargrass Flat Road 533

Speargrass Flat Road 547

5.2 Consultation

- A Screen Hub representative will be contactable during work hours (Section 2.0)
- A record of consultation will be kept and be available to affected parties and Council if requested

- Implement any measures agreed with the affected party in good faith

5.3 Complaints Response

All noise complaints will be recorded in a complaints file that is available to affected parties and Council on request. For each complaint, an investigation will be undertaken as soon as practicable using the following steps:

- Log details of the complaint in the complaints log including:
 - o The date and time of the complaint
 - o Name and contact details of the complainant
 - o Nature of the complaint, including the time when the noisy event was noticed by the complainant
- Investigate the complaint promptly to enable identification of the noise source / activity of concern (if possible while it is still occurring)
- Modify (or mitigate) the noise source / activity of concern following identification if it is deemed non-compliant with the relevant noise limits or is generating unreasonable noise
- Communicate to the complainant as soon as practicable (but within 48 hours) the results of the investigation and the actions taken in response to the complaint
- Record in the complaints log the results of the investigation and the actions taken to resolve the complaint

6.0 NOISE MONITORING

Noise will be monitored:

In response to a reasonable noise complaint, noise is to be monitored:

- At the boundary or notional boundary (if accessible). Otherwise, a proxy location representative of the boundary location will be used, and the noise level adjusted to the appropriate compliance position
- By the Engagement person (see Table 1) or a nominee who has been trained by a suitably qualified and experienced specialist (SQES e.g. Member of the Acoustical Society of New Zealand)
- In general accordance with the requirements of New Zealand Standard NZS 6801:2008 *Acoustics – Measurement of environmental sound*
- For an appropriate duration, reported with the measured level (e.g. 45 dB $L_{Aeq(15min)}$)

Engage a SQES if there is ongoing noise complaints.

APPENDIX A GLOSSARY OF TERMINOLOGY

Noise	A sound that is unwanted by, or distracting to, the receiver.
A-weighting	<p>A set of frequency-dependent sound level adjustments that are used to better represent how humans hear sounds. Humans are less sensitive to low and very high frequency sounds.</p> <p>Sound levels using an “A” frequency weighting are expressed as dB L_A. Alternative ways of expressing A-weighted decibels are dBA or dB(A).</p>
dB	Decibel (dB) is the unit of sound level. Expressed as a logarithmic ratio of sound pressure (P) relative to a reference pressure (P_r), where $dB = 20 \times \log(P/P_r)$.
dBA	The unit of sound level which has its frequency characteristics modified by a filter (A-weighted) to more closely approximate the frequency bias of the human ear. A-weighting is used in airborne acoustics.
$L_{Aeq}(t)$	The equivalent continuous (time-averaged) A-weighted sound level commonly referred to as the average level. The suffix (t) represents the period, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.
L_{AFmax}	The A-weighted maximum noise level. The highest noise level which occurs during the measurement period.

APPENDIX B SITE PLAN



- (A) **Filming studios**
14m external height clear span building for set construction and filming.
- (B) **Workshop and workroom spaces**
Flexible spaces for construction, fabrication, wardrobe, paint and tech departments such as Grip, Lighting, Rigging and Camera etc.
- (C) **'Backlot'**
Flexible hardstand area for tech trucks, catering, outdoor sets, storage and carparking as required.
- (D) **Controlled entries**
Two entries so that the facility can be used for two smaller productions working at the same time.
- (E) **Offices and private actor spaces and dressing rooms**
To be used as production and department offices. When not in use for a production, these will be able to convert to double and single visitor accommodation suites for the open market.
- (F) **Crew or visitor accommodation**
to be used for accommodating crew. When not in use for a production these will be used for visitor accommodation.
- (G) **Christine's Hill**
Retained as open pasture brownlop grass and grazed by sheep and kept free of invasive weeds. Riparian planting areas to be fenced.
- (H) **Existing Countryside Trail**
Public trail largely via easement over the applicant's land on Christines Hill and in road reserve on the flat land.
- (I) **Extension of existing spur**
To mitigate landscape effects from the trail up Christines Hill and screen larger studio buildings from view.
- (J) **Existing conifer shelter belt**
To be retained as required by the Ayrburn Structure Plan.
- (K) **Existing mature vegetation.**
To be retained.
- (L) **Native riparian planting**
To the ephemeral watercourse.
- (M) **Grapevines**
To bookend the site and provide an open space buffer as per that between Arowtown - Lake Hayes Road and the site.
- (N) **Ayrburn Depot**
Deliveries and ancillary function to the Ayrburn hospitality precinct. This will replace / formalise all the temporary storage containers, portacom staff rooms and offices scattered around the site.
- (O) **Engineered Wetlands / detention ponds**
To ensure water entering Mill Creek is sufficiently treated.
- (P) **Ayrburn Hospitality Precinct (existing)**
5 Restaurants, 7 bars, butcher, retail, bakery, music events area ice creamery, children's playgrounds, wedding venue and botanic garden including a flower farm.
- (Q) **Northbrook Retirement and Hotel**
170 retirement units including 23 hospital grade care suites, clubhouse, gym pool and spa. An 18 room boutique Hotel with a 120 pax event space.
- (R) **Reception & Breakfast area**
For crew/ visitor accommodation
- (S) **Gym / wellness / Screening & VIP lounge**
For crew / visitor accommodation
- (U) **Productive Garden (existing)**
- (V) **Mill Creek**
- (W) **Proposed Mill Creek Sediment Trap**
50x12m serviceable in line sediment trap.
- (X) **2.5m high Hedge**
and solid timber fence
- (Y) **Proposed public trails**
Refer public trails plan