

MEMO

Project:	Ayrburn Screen Hub	Document No.:	Mm 001.4
To:	Waterfall Park Developments Ltd	Date:	20 January 2026
Attention:	Lauren Christie	Cross Reference:	
Email:	[REDACTED]	Project No.:	20250265
From:	Damian Ellerton	No. Pages:	4
		Attachments:	Yes
Subject:	Supplementary Noise Assessment Memo		

Marshall Day Acoustics (MDA) has been asked to respond to comments to the noise assessment accompanying the application for the Ayrburn Screen Hub.

We offer the following response having reviewed the comments from Participants. For ease, we have grouped comments raised as they relate to a common theme rather than identifying specific comments raised by specific parties.

1. Appropriateness of the Queenstown Lakes District Plan (QLDP) noise limits

Comments have been raised about the existing ambient noise limits and appropriateness of the District Plan daytime and night-time noise limits as a maximum noise limit.

The QLDP noise limits are designed to establish an appropriate level of noise for different types of environments to receive. NZS6802 provides guidance to councils across the country who use this to set noise limits in District Plans and resource consents. NZS6802 section 8.6.2 states:

8.6.2 As a guideline for the reasonable protection of health and amenity associated with use of land for residential purposes, the noise limits in table 3 should generally not be exceeded at any point within the boundary of a residential site, for example, at any point within the notional boundary of a rural dwelling.

Table 3 – Guideline residential upper noise limits

Daytime ⁽¹⁾	55 dB L _{Aeq(15 min)}
Evening ^(1,2)	50 dB L _{Aeq(15 min)}
Night-time ⁽¹⁾	45 dB L _{Aeq(15 min)}
Night-time ⁽¹⁾ L _{max}	75 dB L _{AFmax}
NOTE –	
(1)	The definition of times of day are a matter for the relevant local authority and should recognise that a period of not less than 8 hours needs to be provided for sleep to ensure at least the minimum acceptable degree of health protection.
(2)	Inclusion of an evening period and its hours of application are a matter for the relevant local authority.
(3)	This clause is not framed as a consent condition, rule or national environmental standard and should not be quoted for those purposes. See C8.1.3 for suggested format of consent conditions, rules or national environmental standards.

The QLDP noise limits of 40dBA nighttime and 50dBA day-time are therefore at the more conservative end of these recommended limits.

The QLDC is also unusual compared to other districts in that it runs for 12 hours from 8pm to 8am. Many other areas throughout New Zealand have a nine hour night-time period from 10pm to 7am.

As referred to in our original Noise Assessment at section 4.0, the existing ambient noise environment at the Site was monitored over the course of a week to assess the typical existing ambient noise environment of the area. These results also demonstrated that the QLDP noise limits set, for both the daytime and night-time noise limits, are representative of the existing ambient noise levels in this area. We have recreated and simplified Table 1 from our original noise assessment and compared this to the QLDP noise limits. It is acknowledged that at night the variation in ambient noise can be significant, but nonetheless the average value over the night-time is a useful benchmark.

Table 1: Summary of long-term measurement results

	Measured Ambient Leq (dBA) Average	QLDP noise limit Leq (dBA)	Comment
Day (0800 – 2000)	47	50	Average daytime ambient noise is close to the QLDP noise limit. Includes local and distant traffic and general rural activities.
Night (2000 – 0800)	42	40	The average night-time ambient noise is higher than the QLDP noise limit. Includes local and distant traffic.

Several paragraphs of the Thurlby decision (NZEVC 343) are referenced in submitter comments. However, evidence by my colleague Mr Rob Hay, based on his own data/experience of the area, and that of submitters in that case, concluded that ambient noise was elevated to the QLDP daytime limit until 9pm and reduced a little below the night-time limit after this time and up until very late evening.

These factors in our opinion reinforce and demonstrate that the QLDP noise limits provide appropriate controls over the level of noise that is received by neighbours within the Lifestyle Precinct zone.

2. Predicted noise data

Several comments question the predicted noise levels and subsequent assessment. We have used noise data from Marshall Day Acoustics' extensive noise source database and experience on other similar projects in calculating potential noise levels. We have compared our noise levels to the QLDP to determine whether the potential noise is appropriately controlled.

Marshall Day Acoustics has been involved with a large number of large scale developments over more than 40 years that include night-time operations, including accommodation, film studio and other perceived noisy activities and I am not aware that any have outstanding noise complaint issues. This is due to the experience provided in feasibility/design stage as well as the implementation and commissioning, which often includes noise monitoring to demonstrate compliance is being achieved.

The adoption of a 5dB penalty for noise referred to by submitters is part of the noise assessment process provided in NZS6802. Our noise level predictions do not include this 5 dB penalty because we anticipate noise sources that could be subject to such a penalty would be managed using the ONMP. Noise mitigation can include selection of inherently quieter/alternative equipment, installation of noise control measures, or prohibiting the activity altogether in some cases. The draft ONMP's would cover and respond to any equipment or noise emitting issues if a particular piece of equipment, machinery or activity was found to be noisy.

3. Traffic noise

Our original Noise Assessment at section 5.3.2 and 5.4.1 provided the basis for predicting vehicle noise from the site for both Film Studio and Accommodation modes. Since this assessment was completed, a 2.4m high noise barrier is proposed along the southern boundary – see Appendix A.

Pages 27 and 28 of our original Noise Assessment show the predicted noise levels without the acoustic barrier. Figures 1 and 2 illustrate the predicted traffic noise **with** a 2.4m high noise barrier in place and Table 2 reproduces a truncated version of Table F (from original Noise Assessment) to include the mitigation provided by a 2.4m high noise barrier.

Figure 1: Traffic typical scenario – film mode

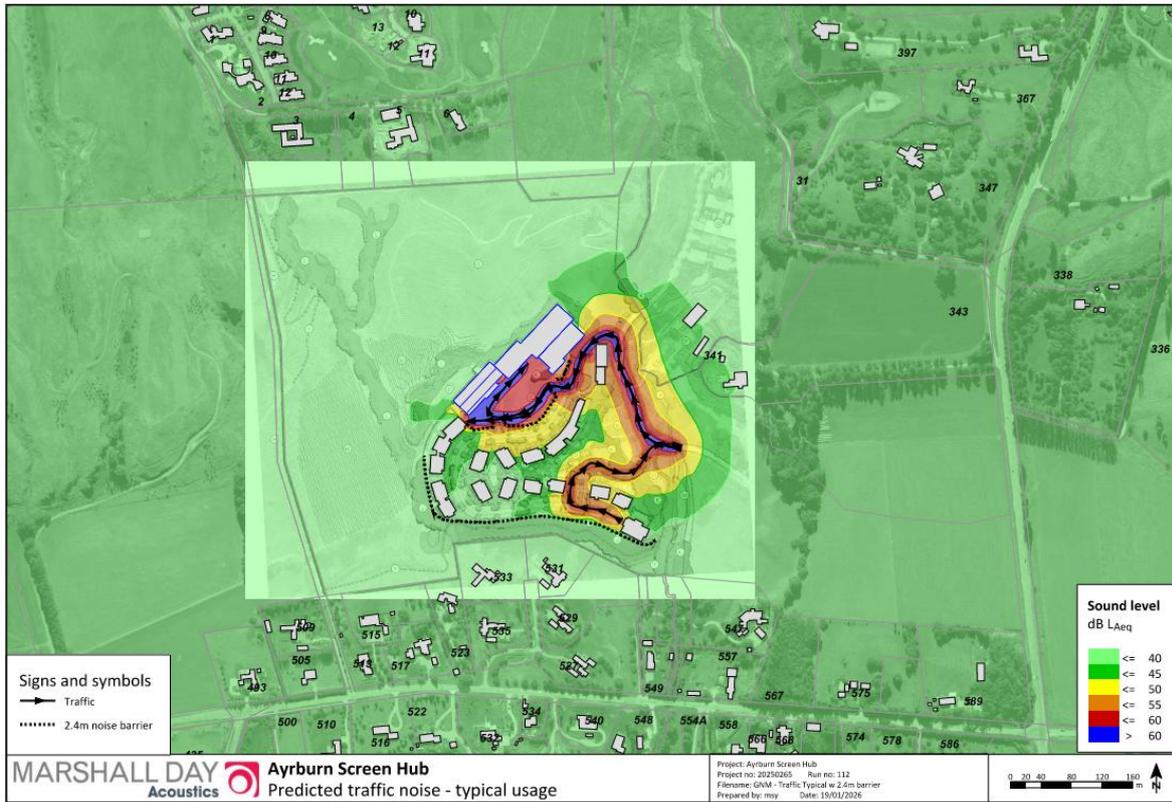


Figure 2: Traffic Accommodation mode

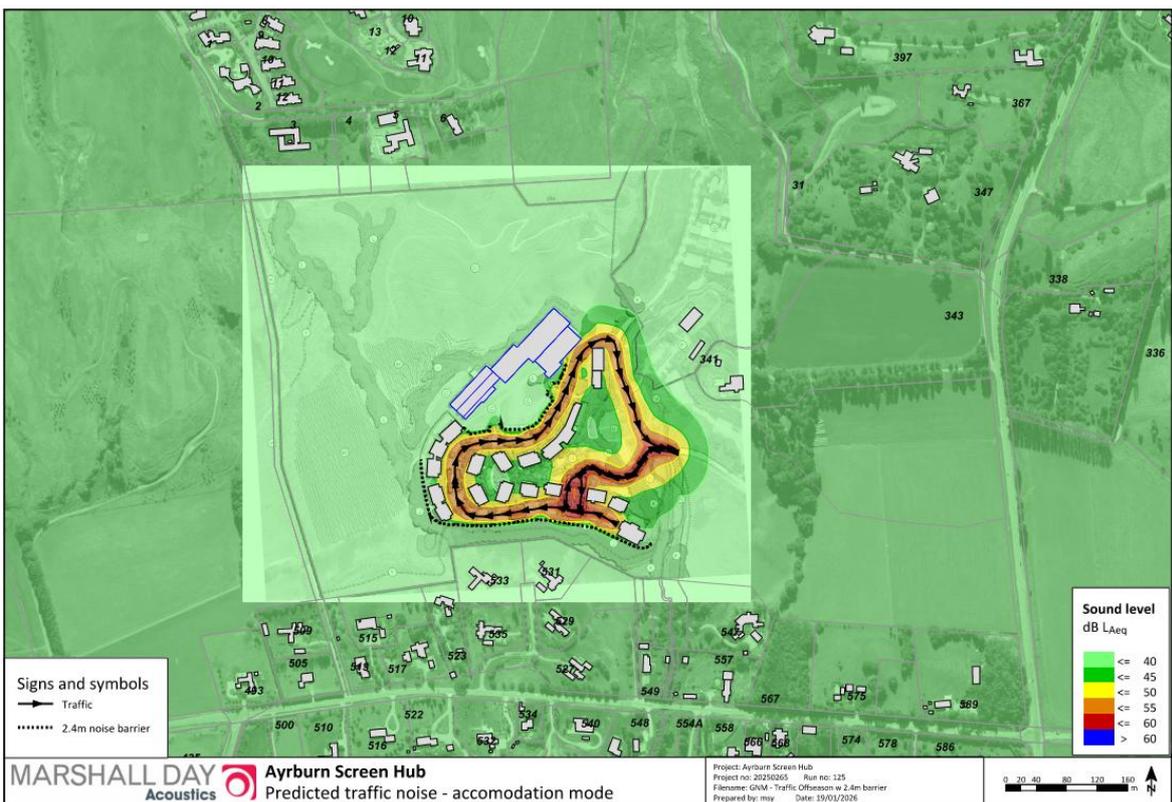


Table 2: Updated (truncated) Noise Assessment Appendix F table

Receiver	Traffic – Typical	Traffic – Typical, Jan 2026	Difference	Traffic - 'accommodation mode'	Traffic - 'accommodation mode', Jan 2026	Difference
Arrowtown-Lake Hayes Road 037	<30	<30	-	<30	<30	-
Arrowtown-Lake Hayes Road 338	<30	<30	-	<30	<30	-
Arrowtown-Lake Hayes Road 347	31	33	+2	<30	<30	-
Arrowtown-Lake Hayes Road 347	30	<30	-	<30	<30	-
Malaghans Road (empty lot)	<30	<30	-	<30	<30	-
Millvista Lane 003	<30	<30	-	<30	<30	-
Millvista Lane 005	<30	<30	-	<30	<30	-
Millvista Lane 006	<30	<30	-	<30	<30	-
Speargrass Flat Road 471	<30	<30	-	<30	<30	-
Speargrass Flat Road 509	<30	<30	-	<30	<30	-
Speargrass Flat Road 515	<30	<30	-	<30	<30	-
Speargrass Flat Road 523	33	33	-	35	34	-1
Speargrass Flat Road 529	<30	<30	-	32	28	-4
Speargrass Flat Road 531	36	32	-4	37	34	-3
Speargrass Flat Road 533	35	34	-1	39	37	-2
Speargrass Flat Road 547	32	35	+3	<30	31	+1

In summary, the predicted noise levels from traffic within the application site are very low, particularly with respect to the night-time noise limit of 40dB L_{Aeq} . The proposed acoustic barrier will provide additional benefits including attenuation of other site activities.

4. Geographical and environmental Factors

The noise modelling software (SoundPLAN) creates a 3D model including noise sources and receivers in relation to terrain features. SoundPLAN implements the calculation algorithm (ISO9613-2:2024) which considers amongst other things, absorption of sound from ground cover (or not as the case may be), air absorption, screening due to terrain/noise barriers, and by default models in light downwind conditions (worst case scenario for propagation of sound).

Different frequencies of sound are also considered as they attenuate at differing rates over distance and in terms of the various other factors considered in ISO9613-2.

The audibility of sound or an activity does not automatically mean it is non-compliant or should not be permissible. In the same way that neighbours may be able to hear some activity from the proposed site, likewise the same occurs in reverse. Residential or lifestyle properties are not immune from creating noise to some degree that neighbouring properties experience “across the boundary”, and therefore the same applies in reverse. The important basis for what an acceptable amount of noise is the QLDP noise limits as discussed above.

5. Studio Noise

It is important to remember that one of the most important aspects of the film studio building is that it be designed to ensure external noise does not intrude and affect the filming process. In the same way the building sound insulation keeps noise out, it also keeps noise in, meaning noise to receivers from activities within the film studio is anticipated to be extremely low.

We understand the vast majority of filming is undertaken inside the studio and have put controls in place within the ONMP with regards to the use of any external areas.

The proposed ONMP already also includes a number of controls on how to control noise to an acceptable level. This includes the requirement to avoid tonal reversing or warning alarms and for ‘broad band’ alternatives to be used.

6. Accommodation and Mechanical Services (HVAC) Noise

With regard to concerns about noise from the accommodation lobby/gymnasium, these will be controlled through building design at the developed and detailed design phases. This type of noise source is able to be controlled through best practice design.

This also applies to HVAC systems which through the design process can be contractually required to achieve very low noise emissions to ensure there is no disturbance to neighbours.

In addition, the accommodation will have staff, including a manager, on site 24 hours per day to address any potential noise issues that may arise. This includes ensuring any noise management requirements are implemented and undertaken i.e. ensuring external doors are closed, guests do not create noise through poor behaviour etc.

Appendix F provides additional draft consent conditions relevant to the above.

7. Cumulative Noise

We confirm that our original assessment assessed the cumulative noise effects of accommodation related activities, mechanical plant, traffic and studio activities all happening at the same time within the proposed Screen Hub in a worst-case scenario, as well as from consented activities on the wider site.

8. Construction noise

NZS6803:1999 is considered best practice and is referenced throughout New Zealand via District Plan provisions and resource consent conditions. NZS6803 provides guideline noise levels for controlling construction noise. Where projects are greater than 20 weeks (“long term”) the noise limits are lowered to reflect this and these are the noise limits proposed in the draft conditions of consent.

Noise during construction activities shall be measured, assessed and comply with the requirements of NZS 6803:1999 Acoustics – Construction Noise which are shown in Table 1.

Table 3: NZS6803 noise limits with modification (~~strikeout~~) for QLDP night time

Time of week	Time period	Noise limit Leq dBA	Noise limit L _{max} dBA	Comments
Weekdays	0630-0730	55 40	75	QLDP night-time noise limit applies
	0730-1800	70	85	
	1800-2000	65	80	
	2000-0630	45 40	75	QLDP night-time noise limit applies
Saturday	0630-0730	45 40	75	QLDP night-time noise limit applies
	0730-1800	70	85	
	1800-2000	45 40	75	QLDP night-time noise limit applies
	2000-0630	45 40	75	QLDP night-time noise limit applies
Sundays and pubic holidays	0630-0730	45 40	75	QLDP night-time noise limit applies
	0730-1800	55 50	85	QLDP day-time noise limit applies
	1800-2000	45 40	75	QLDP night-time noise limit applies
	2000-0630	45 40	75	QLDP night-time noise limit applies

In our experience, the submitters assumption of being exposed to the upper end of the construction noise limits continuously does not actually occur. It will vary over time as the different phases occur which are spatially spread out across the site.

It is common to prepare a construction noise and vibration management plan (CNVMP), and these are often tailored to the specific site (e.g. workdays/hours, scheduling delivery times, preventing use of outdoor stereos).

We understand a draft CNVMP has been prepared by Enviroscope and in our opinion this represents a suitable noise management tool for construction noise. It should be noted that any [noise] management plan is designed to be updated and revised to ensure it captures all of the potential activities that can give rise to construction noise. In some cases the CNVMP needs to be updated to address a noise source/activity on site that was not previously considered. The proposed conditions allow for this sort of review and revision to take place.

9. Operational Noise management plans

In addition to a CNVMP, an operational noise management plan (ONMP) is also a common place requirement. MDA has prepared a large number of ONMP's for a wide variety of activities.

This application includes draft ONMPs that provides guidance to control noise from screen hub activities. A separate accommodation ONMP has been prepared to reflect the sort of activities anticipated with use of the accommodation facilities within the Ayrburn Screen Hub. This is attached with this response.

The ONMP is a document that is designed to be updated as and when required and that includes feedback from neighbours and Council.

10. Monitoring and Enforcement

Compliance noise monitoring could be undertaken to demonstrate compliance with noise limits. This work would be undertaken in accordance with NZS6801 and 6802 as required in the QLDP. The draft proposed ONMP recommends noise monitoring in response to complaints and if a noise emitting activity is identified.

Additional noise monitoring during key parts of the construction period and certain use of the studio facilities could be considered to confirm that activities are being undertaken within the noise limits and put in place further mitigation measures if any non-compliances are identified.

Long-term continuous real-time monitoring is not useful for demonstrating non-compliance because there is no way to verify that a noise level above the consented noise limits is due to studio facilities. The high noise level could be caused by any activity that is unrelated to the studio and without visual verification, cannot be used as evidence of non-compliance.

The noise logger to be established for use with the proposed Ayrburn event consent can provide a useful tool as a guide to overall noise levels in the area and cross-correlated with site activities as required, however for the reasons noted above, it cannot differentiate the source of sound so a more accurate monitoring method in this situation is for monitoring to be undertaken by a SQEP as required.

The proposed draft consent conditions at Appendix F provide recommendations for appropriate measures for noise monitoring.

11. Peer Review

A peer review of the noise assessment and proposed management plans and conditions has been undertaken by Jon Styles of Styles Group Acoustics and Vibration Consultants. As a result of this peer review, we have:

- Updated the Studio ONMP to:
 - Set out triggers for when noise monitoring is required
 - Set out procedures to manage unforeseeable noisy activities
 - Set out maintenance requirements / inspection intervals for the noise barriers
 - Defined measures to manage sources that have a potential special audible characteristic as defined in NZS 6802
- Updated the draft proposed recommended conditions of consent.

12. Summary and Additional Recommendations

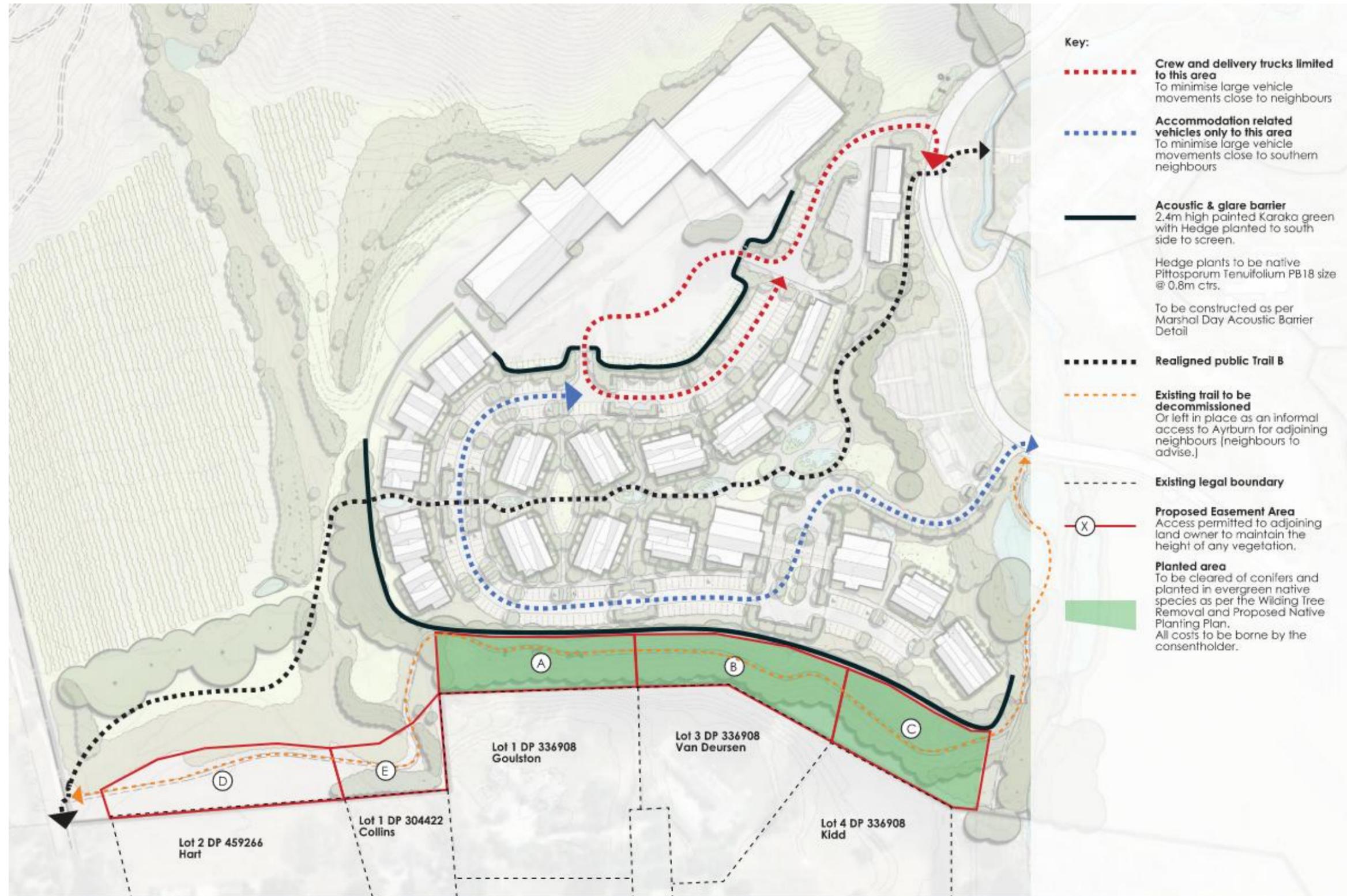
To summarise, below are our additional recommendations that have been incorporated into the application as further noise management measures for the proposed Screen Hub:

- Acoustic Barrier – a 2.4m high acoustic barrier be installed along the southern boundary and around the film studio. An example specification for this fence is attached at Appendix B. A substitute material may be used if the mass of the material is the same or greater than 20mm pine.
- Inclusion of an Accommodation ONMP.
- Studio ONMP – key changes made to the monitoring requirements.
- Refinement of and inclusion of additional recommended conditions relating to noise.

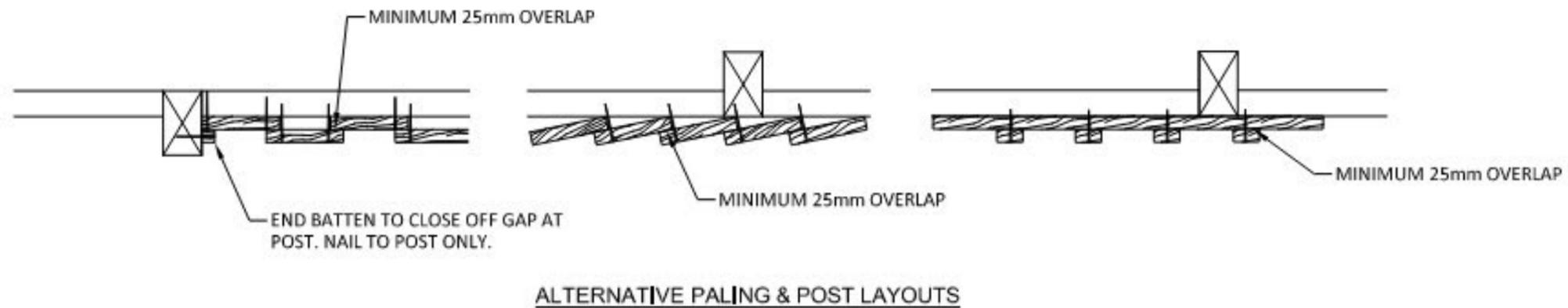
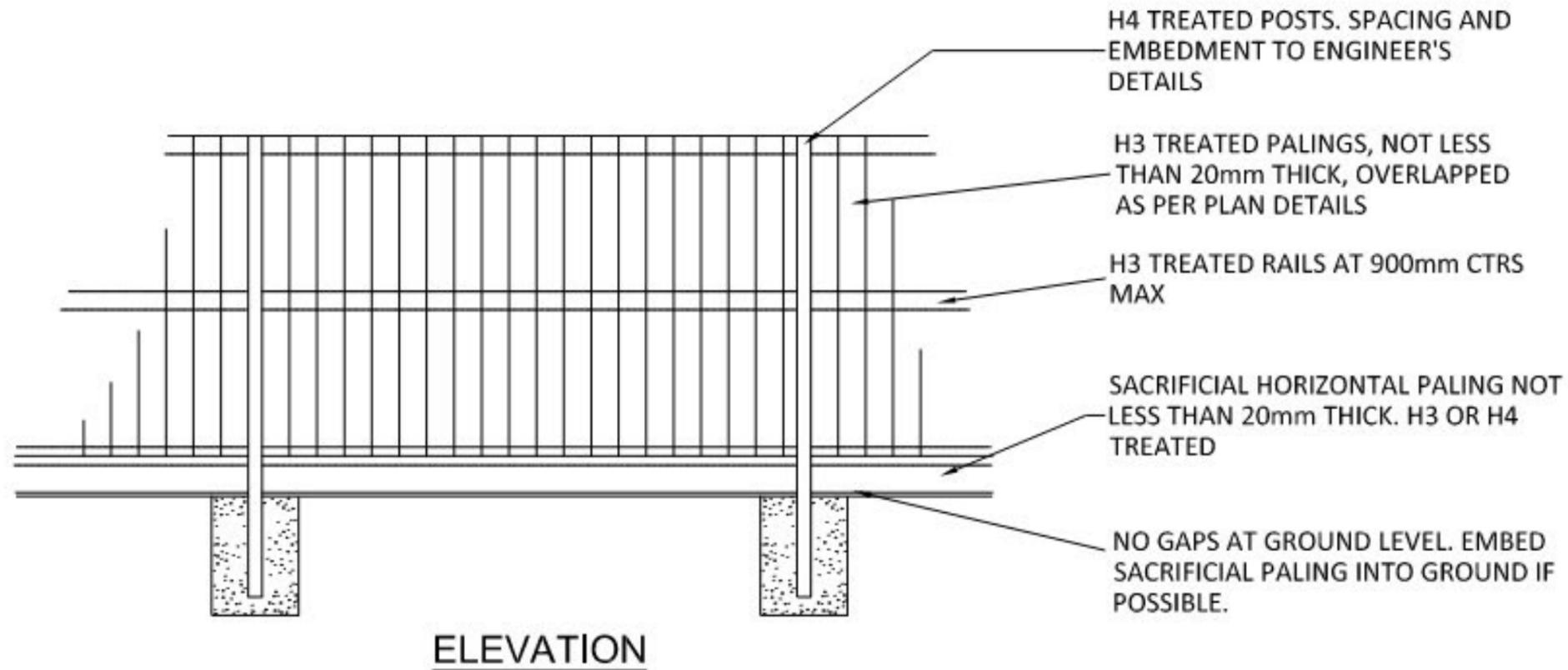
APPENDICES

- A. Masterplan with proposed acoustic barrier
- B. Example specification of a noise barrier
- C. Updated noise modelling maps
- D. Draft Studio Operational Noise Management Plan
- E. Accommodation Draft Operational Noise Management Plan
- F. Recommended Conditions of Consent (Noise)

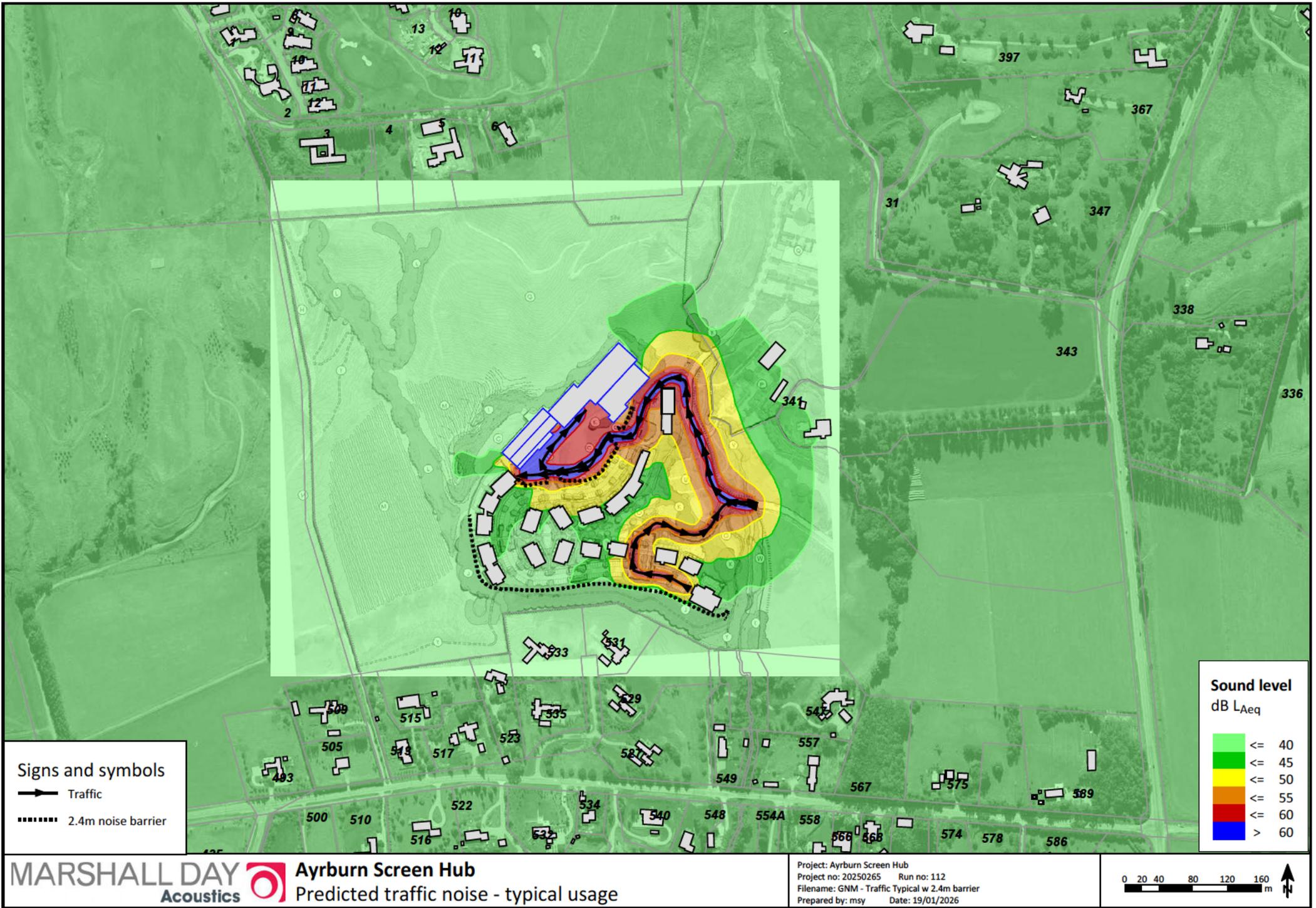
APPENDIX A PROPOSED NOISE BARRIER LOCATION

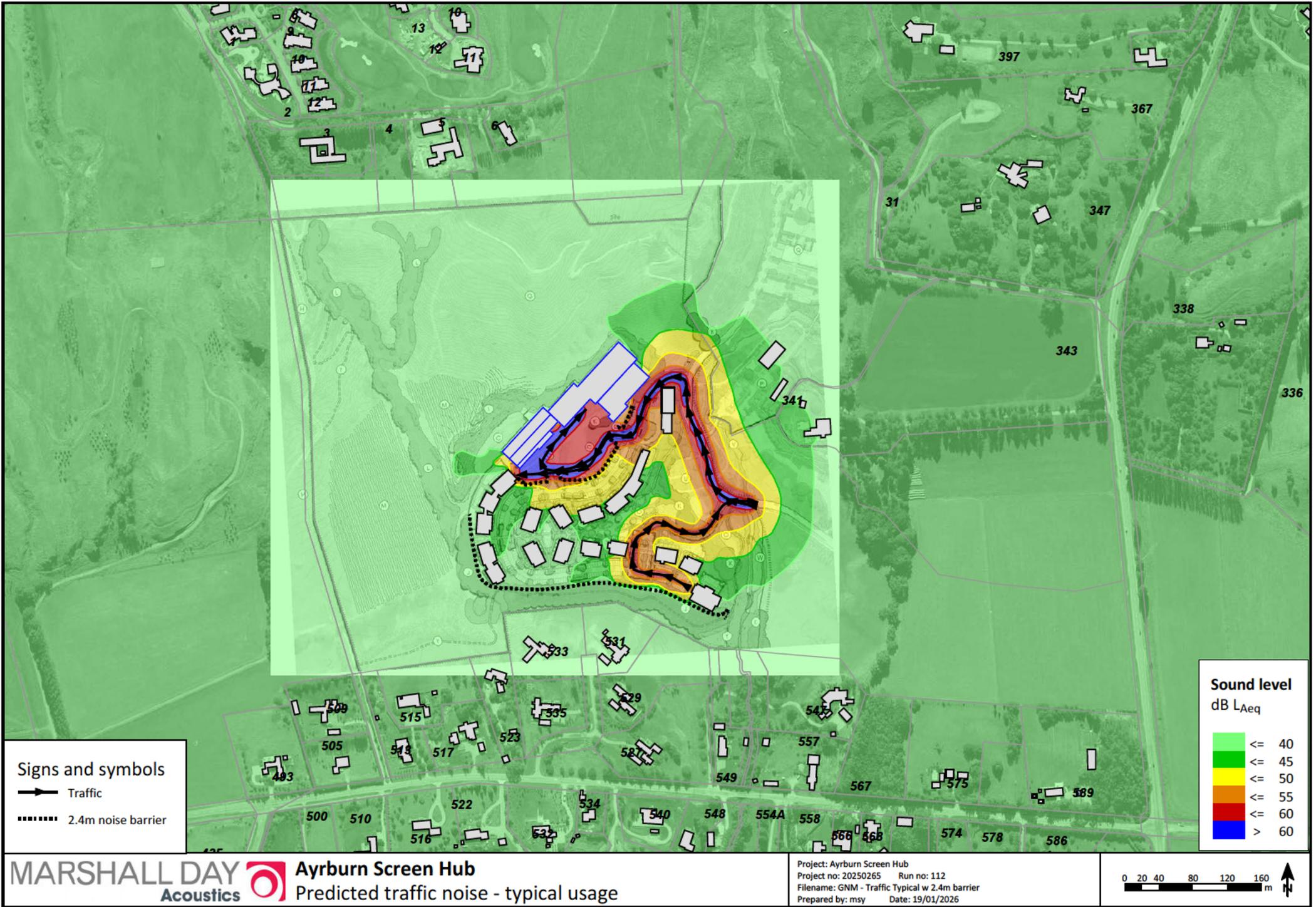


Ayrburn Screen Hub - South Neighbours Additional Mitigation Plan
21 January 2026



APPENDIX C NOISE CONTOUR MAPS





Signs and symbols

→ Traffic

..... 2.4m noise barrier

Sound level
dB LAeq

Light Green	<= 40
Green	<= 45
Yellow	<= 50
Orange	<= 55
Red	<= 60
Blue	> 60

APPENDIX D DRAFT ACCOMMODATION ONMP



MARSHALL DAY
Acoustics 

AYRBURN SCREEN HUB
ACCOMODATION FACILITIES

OPERATIONAL NOISE MANAGEMENT PLAN

Rp 004 20250265 | 20 January 2026

Project: AYRBURN SCREEN HUB

Prepared for: Waterfall Park Developments Ltd
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Report No.: Rp 004 r02 20250265

Cover image

SA Studio

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Document Control

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APPENDIX A GLOSSARY OF TERMINOLOGY

APPENDIX B SITE PLAN

APPENDIX C SITE PLAN INCLUDING 2.4M HIGH NOISE BARRIER

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 Accommodation Facilities at the Ayrburn Screen Hub. This ONMP applies to all activities that will occur within the site excluding the Studio Facilities which are covered within a separate ONMP.

This ONMP identifies the performance standards for the operation of the Accommodation Facilities and sets out operational requirements for noise management.

This ONMP will be implemented throughout the life of the Accommodation Facilities. 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. A copy of the site masterplan is attached as Appendix B. Appendix C illustrates the location of a 3m high noise barrier which will help reduce vehicle and general noise on site.

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	TBC	Winton	TBC	TBC
Acoustic Specialist	Micky Yang	Marshall Day	██████████	██████████

3.0 NOISE

3.1 Noise Performance Standards

The noise limits applicable to the site 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

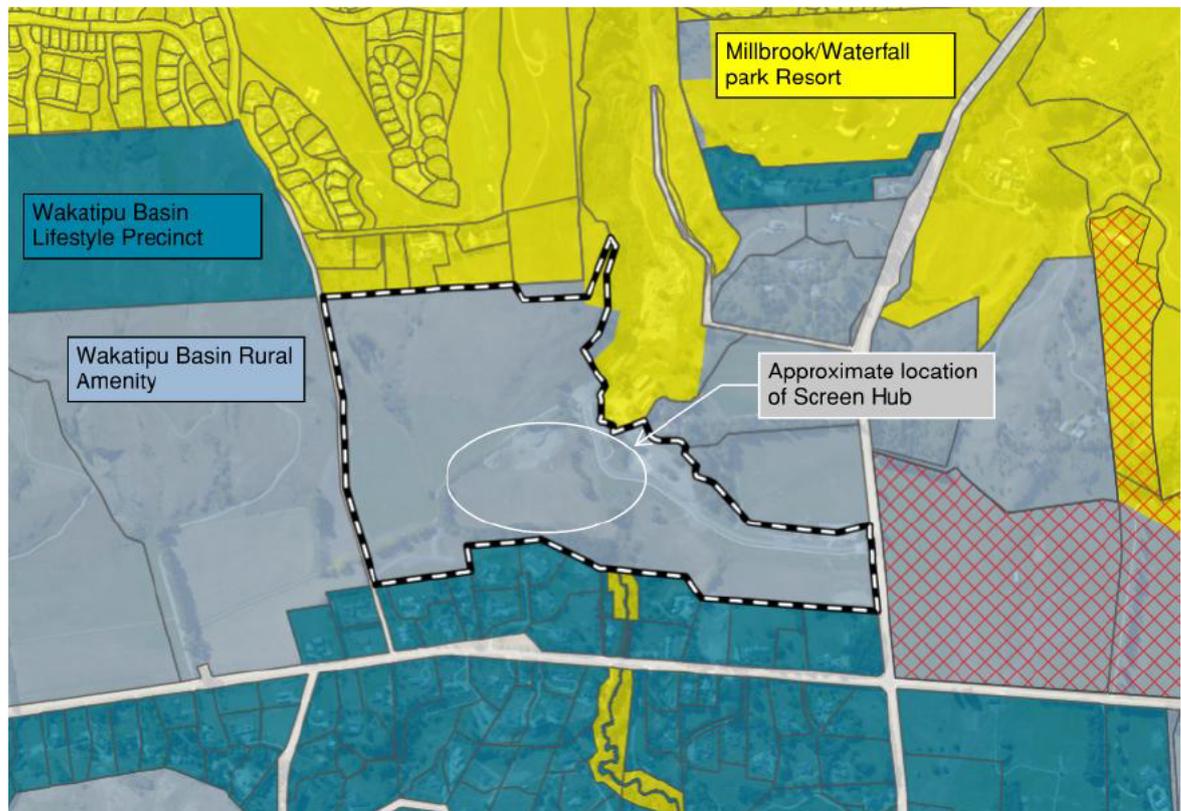
50dB $L_{Aeq(15\ min)}$ 0800 – 2000 hrs
 40dB $L_{Aeq(15\ min)}$ 2000 – 0800 hrs
 No L_{AFmax} noise limit in PDP

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 Hotel guests

As a condition of stay at the hotel, guests will be made aware of and required to agree to the following:

- No unnecessary shouting
- No unnecessary tooting of horns revving of engines or misuse of motor vehicles to cause unnecessary noise
- No loud music to be played outside, either in common amenity areas, outdoor decks or patios of hotel rooms, or within hotel rooms with doors open or closed.

4.2 Hotel operations

- Any lobby and outside speakers shall be set to a noise level of no more than 75dB L_{Aeq} at 1m.
- Hotel lobby doors shall be kept closed between 8pm-8am daily.
- HVAC design and maintenance to ensure noise to neighbouring properties complies with QLDP noise limits during day and night-time by a margin of at least 5dB.

4.3 Staff training

All staff / contractors shall undertake an induction when newly employed. 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 4.4 and Section 5.0 of this document.

4.4 General

- No unnecessary shouting
- No unnecessary tooting of horns
- No unnecessary revving of engines
- No unnecessary loud music
- Schedule large delivery and rubbish trucks to daytime hours only
- Forklifts are to be electric types and be operated considerately 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 (beepers). Alternatives include broadband alarms (squawkers/quackers), flashing lights, proximity sensors, reversing cameras and spotters
- Unless it is an emergency form of maintenance (e.g. loss of power), all maintenance that generates noise shall be undertaken Monday to Friday between 8am and 6pm.

Forms of maintenance that do not typically generate noise includes painting and the use of non-powered hand tools.

5.0 MONITORING

5.1 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.
- Provide any investigation results/logs to Council upon request

5.2 Noise Monitoring

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 acoustic consultant
- 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 $L_{Aeq(15min)}$)

If there is ongoing noise complaints relating to the same issue, a suitably qualified and experienced acoustic consultant is to be engaged to undertake noise monitoring and to provide recommendations as appropriate to address any issues.

APPENDIX A GLOSSARY OF TERMINOLOGY

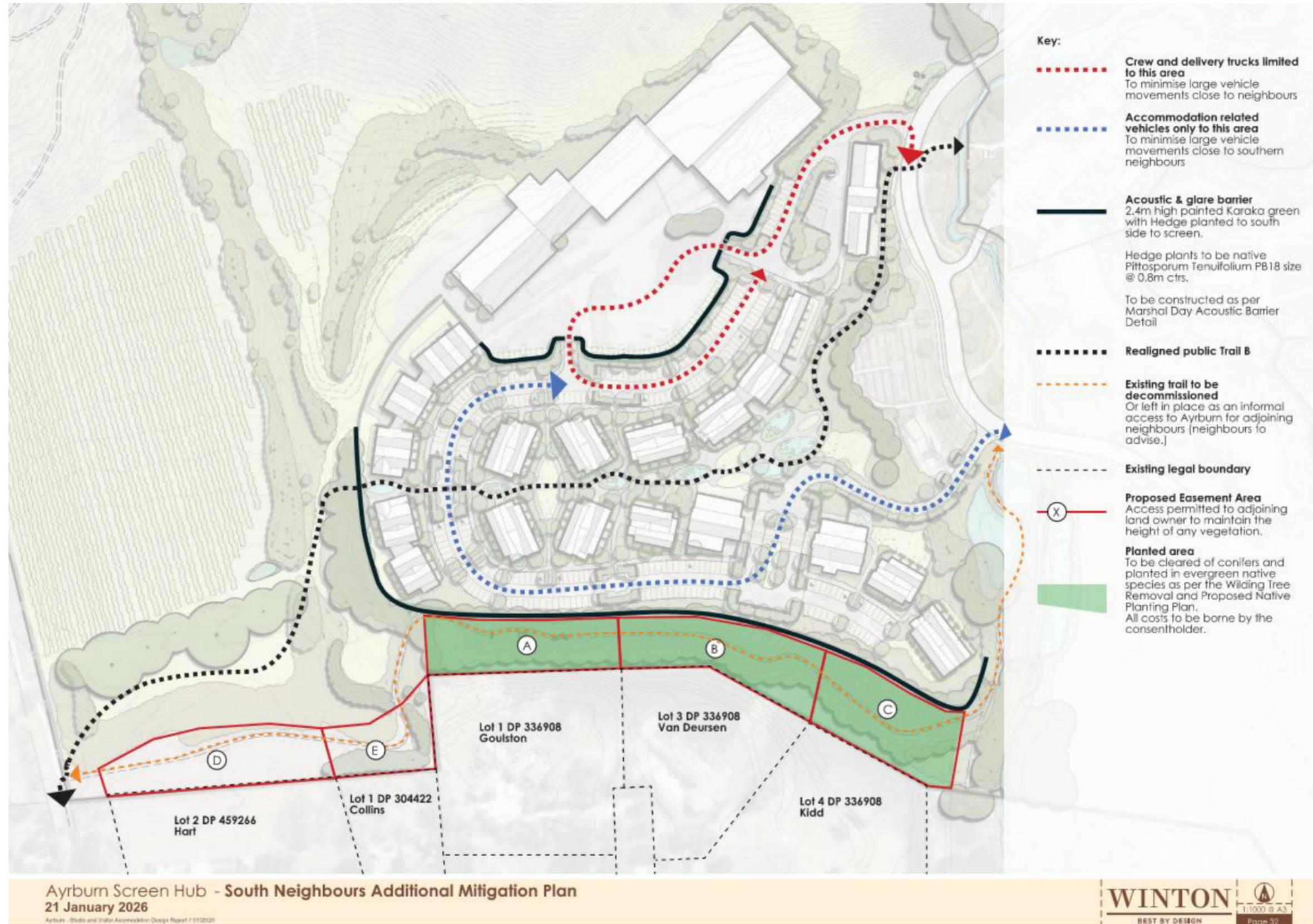
Noise	A sound that is unwanted by, or distracting to, the receiver.
A-weighting	A set of frequency-dependent sound level adjustments that are used to better represent how humans hear sounds. Humans are less sensitive to low and very high frequency sounds. Sound levels using an “A” frequency weighting are expressed as dB L_A . Alternative ways of expressing A-weighted decibels are dBA or dB(A).
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_{Amax}	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

APPENDIX C SITE PLAN INCLUDING 2.4M HIGH NOISE BARRIER



APPENDIX E DRAFT STUDIO ONMP



MARSHALL DAY
Acoustics 

AYRBURN SCREEN HUB
STUDIO FACILITIES

OPERATIONAL NOISE MANAGEMENT PLAN

Rp 003 20250265 | 20 January 2026

Project: AYRBURN SCREEN HUB

Prepared for: Waterfall Park Developments Ltd
10 Viaduct Harbour
Auckland 1010

Attention: George Watts

Report No.: Rp 003 20250265

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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 Studio Facilities at the Ayrburn Screen Hub. A glossary of terminology used in this document is included in B.

This ONMP applies to all activities that will occur within the Studio Facilities of the Screen Hub. For clarity this includes areas A, B and C shown on the site plan in Appendix B.

This ONMP is required to satisfy **Consent Condition Y**. It identifies the performance standards for the operation of the Screen Hub and sets out operational requirements 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.

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	TBC	Winton	TBC	TBC
Acoustic Specialist	Micky Yang	Marshall Day	[REDACTED]	[REDACTED]

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

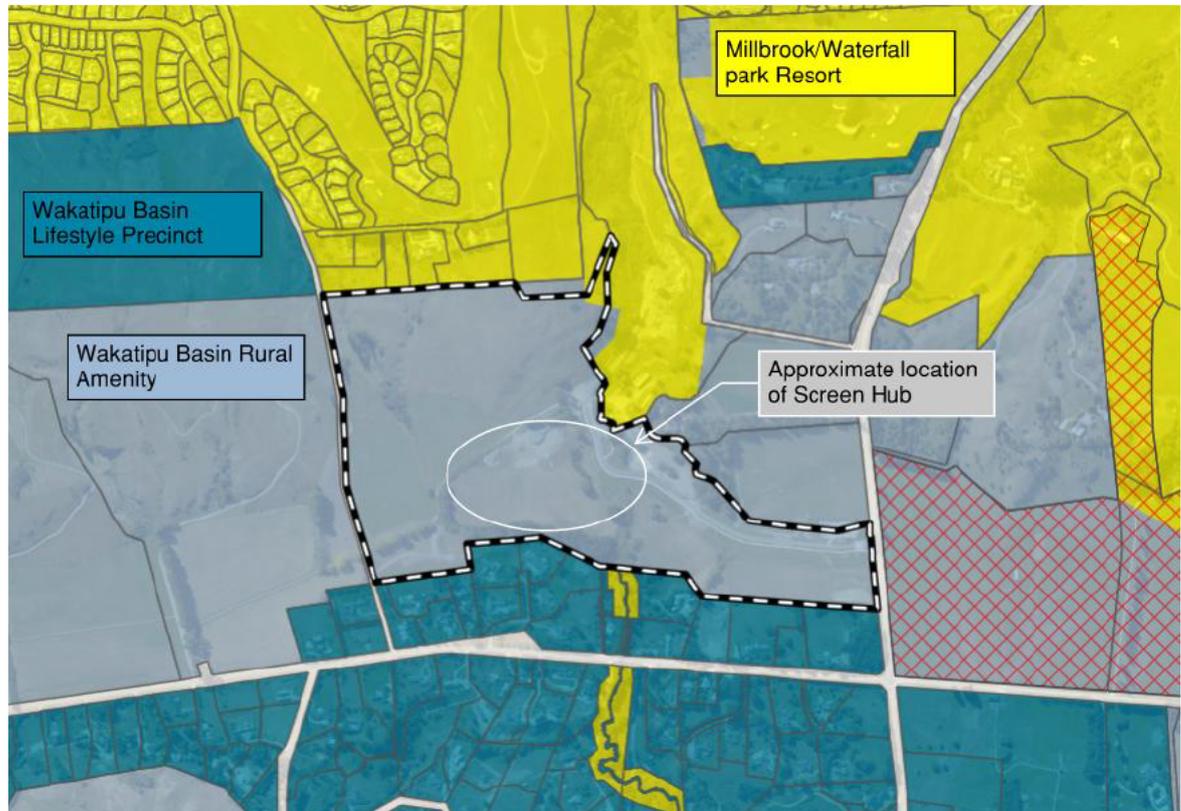
50dB $L_{Aeq(15\ min)}$ 0800 – 2000 hrs
 40dB $L_{Aeq(15\ min)}$ 2000 – 0800 hrs
 No L_{AFmax} noise limit in PDP

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 7.0 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 (bEEPers). 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 and utilise real time noise monitoring to ensure the night-time noise levels comply with the QLDP noise limits.
- 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)

Manager QLDP Consents Team

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
- Provide any investigation results/

6.0 UNFORESEEN NOISE SOURCES

This ONMP has been prepared based on foreseeable high noise or noise sources with a potential special audible character (SAC)³. There is potential that a film could introduce a new noise source that wasn't expected at the time of writing this ONMP. Use the following procedure to determine if you should implement specific mitigation measures:

- The Operations Manager and the film maker to discuss the noise producing activity.
- The Operations Manager to compare to any known high noise sources from the studio and subjectively review the potential for non-compliance
- Seek the advice of a suitably qualified and experienced person (SQEP))
- If the Operations Manager and/or the SQEP identifies there is a risk of causing non-compliance, then:
 - o Engage a SQEP to measure and derive the sound power level of the activity
 - o Implement any mitigation measures
 - o Carry out noise monitoring as per Section 7.0

³ A noise source with SAC may attract a +5 dB penalty which may affect the overall site noise and therefore compliance.

7.0 NOISE MONITORING

Noise will be monitored:

- In response to a reasonable noise complaint,
- The first three times the backlot is used for night-time filming
- When a wind / rain machine is used outdoors
- When any pyrotechnics are used outdoors
- When deemed necessary by the Operations Manager and/or the SQEP to ensure compliance is achieved following discussions with the film maker about any new or potentially noisy outdoor noisy activity

Noise is to be monitored:

- Within the boundary or notional boundary (if accessible). Otherwise, a proxy location representative of the receiver 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 SQEP
- 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 noise rating level (e.g. 45 dB $L_{Aeq(15min)}$)

If there is ongoing noise complaints relating to the same issue, a SQEP is to be engaged to undertake noise monitoring and to provide recommendations as appropriate to address any issues.

8.0 NOISE MITIGATION MAINTENANCE

Noise mitigation measures required for the operation of the studio (and the accommodation areas) currently include (other necessary mitigation for HVAC systems or studio equipment will be included into this list once known):

- A 2.4m high noise barrier (see Appendix B for a schematic of an acoustically effective noise barrier).
- Door and window seals/closures
- HVAC systems that are kept clean and balanced

Inspection of all noise mitigation measures listed above are to be carried out at 6 monthly intervals to ensure they are still acoustically effective.

If repairs are required to ensure continued effectiveness, then they must be carried out in a reasonable amount of time (e.g. within 2 – 3 weeks).

APPENDIX A GLOSSARY OF TERMINOLOGY

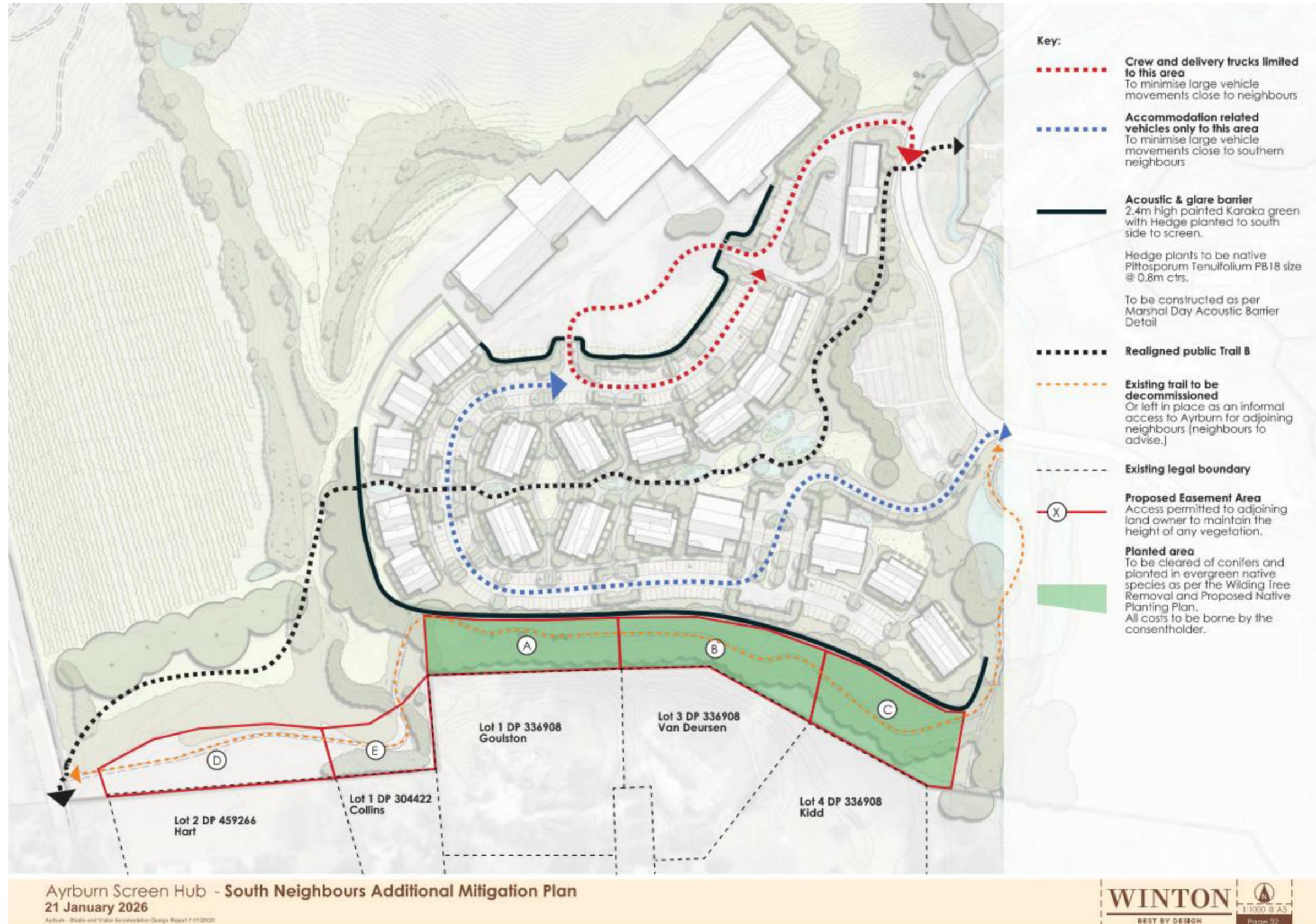
Noise	A sound that is unwanted by, or distracting to, the receiver.
A-weighting	A set of frequency-dependent sound level adjustments that are used to better represent how humans hear sounds. Humans are less sensitive to low and very high frequency sounds. Sound levels using an “A” frequency weighting are expressed as dB L _A . Alternative ways of expressing A-weighted decibels are dBA or dB(A).
dB	Decibel (dB) is the unit of sound level. Expressed as a logarithmic ratio of sound pressure (P) relative to a reference pressure (Pr), where $dB = 20 \times \log(P/Pr)$.
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

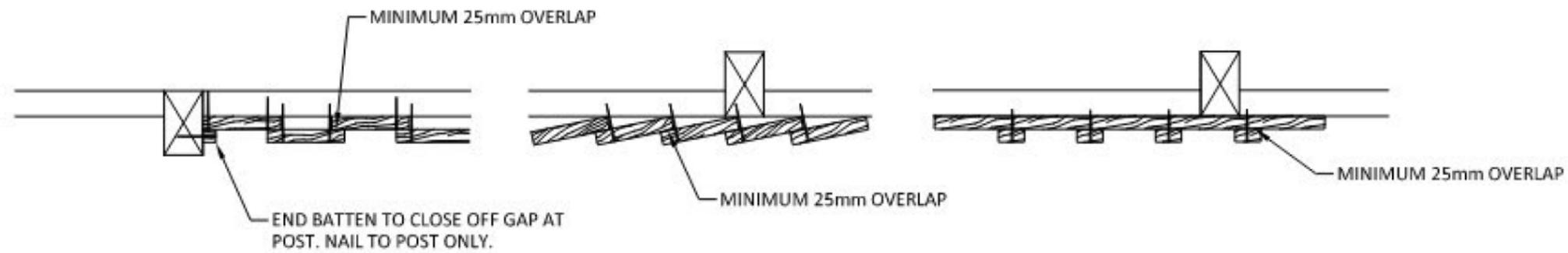
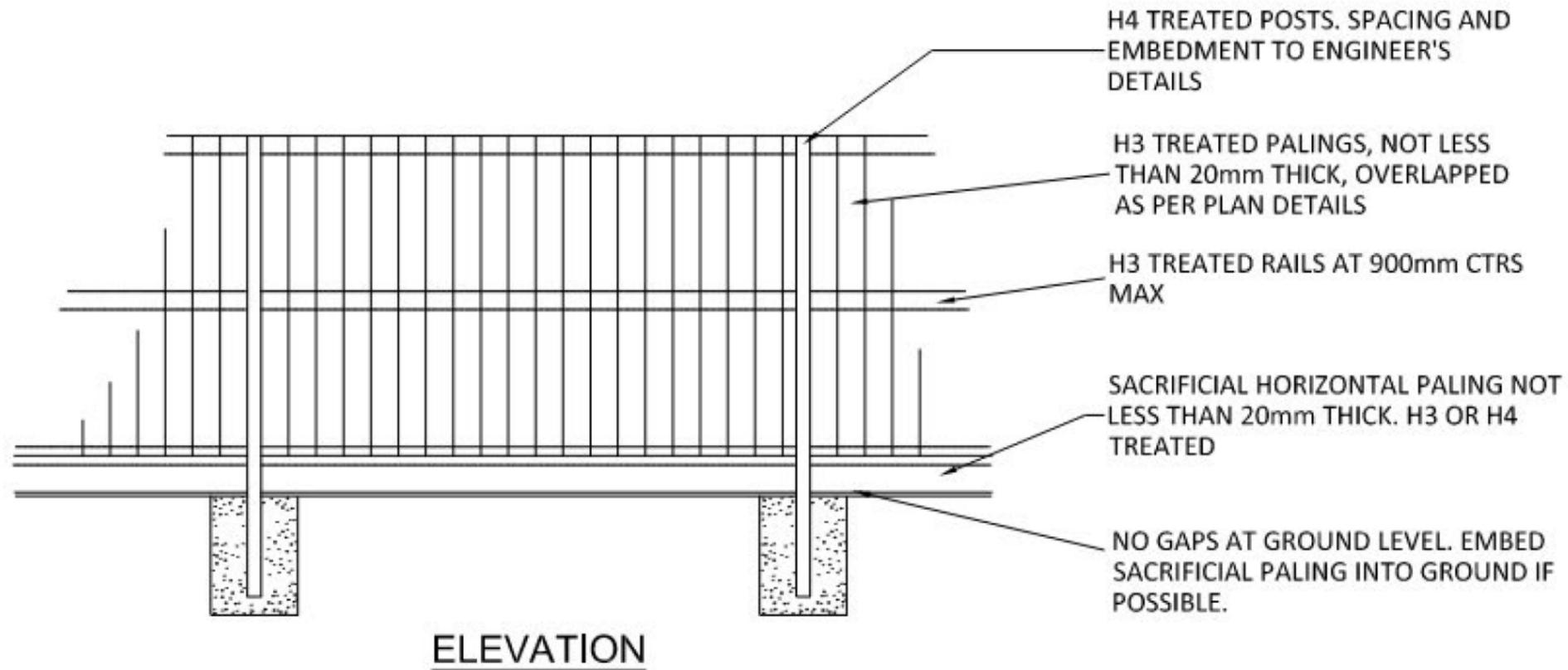


- (A) **Filming studios**
14m external height clear span building for set construction and filming.
- (B) **Workshop and workroom spaces**
Flexible spaces for construction, fabrication, wardrobe, paint and tech departments such as Grip, Lighting, Rigging and Camera etc.
- (C) **'Backlot'**
Flexible hardstand 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

APPENDIX C NOISE BARRIER LOCATION



APPENDIX D ACOUSTICALLY EFFECTIVE NOISE BARRIER SCHEMATIC



ALTERNATIVE PALING & POST LAYOUTS

	<p>ACOUSTIC TIMBER FENCE</p>	<p><small>THE DESIGN SHOWN ON THIS DRAWING IS THE PROPERTY OF MARSHALL DAY AND MUST NOT BE REPRODUCED WITHOUT THE OWNER'S PERMISSION</small></p>	<p>MDA-ENV-FEN-004 REVISION: B</p>
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APPENDIX F RECOMMENDED DRAFT CONDITIONS OF CONSENT (NOISE)

Operational Noise

1. All activities on the site must be conducted, and buildings located, designed and used to ensure that the noise rating level from the operation of the Screen Hub complies with the following limits, when measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008:

- a) **Wakatipu Basin Lifestyle Precinct, Waterfall Park Zone, and Millbrook Zone**

- i. 0800 to 2000 hours: 50 dB LAeq (15 min)
- ii. 2000 to 0800 hours: 40 dB LAeq (15 min)
- iii. 75 dB LAFmax

Compliance must be achieved at any point within any site.

- b) **Wakatipu Basin Rural Amenity Zone**

- i. 0800 to 2000 hours: 50 dB LAeq (15 min)
- ii. 2000 to 0800 hours: 40 dB LAeq (15 min)
- iii. 75 dB LAFmax

Compliance must be achieved at any point within the notional boundary of a residential unit.

Advice Note: The noise limits specified above are consistent with the applicable rules in the Queenstown Lakes Proposed District Plan (with the exception of the additional 75dB LAFmax added to the Lifestyle Precinct limits) and would apply irrespective of this consent. They are included here for clarity and ease of reference.

2. The noise rating level of the cumulative operation of all fixed outdoor mechanical plant (such as for air conditioning, HVAC, refrigeration or similar) shall not exceed a limit of 30dB LAeq when measured and assessed at any point within any site in the Wakatipu Basin Lifestyle Precinct, Waterfall Park Zone and Millbrook Zone or at the notional boundary of any residential unit in the Wakatipu Basin Rural Amenity Zone. The Consent Holder shall provide a report prepared by a SQEP to the Council prior to occupation of any building, that demonstrates how this condition has been achieved.
3. The Consent Holder shall provide to the Council a report prepared by a SQEP that demonstrates:
 - i. the necessary level of sound insulation for the Sound Stage building to ensure that all noise likely to be generated within it and the cumulative noise from the site from all typical operational noise sources will comply with Condition XX; and
 - ii. how the specified level of sound insulation will be achieved in the design and construction process.

The report must be provided to the Council prior to commencing construction of any part of the above-ground structure of the Sound Stage buildings.

4. The Consent Holder shall have a SQEP prepare an Operational Noise Management Plan (ONMP) for all **Studio** related activities for certification by QLDC at least 10 days prior to the Studio being operational. The ONMP shall be generally in accordance with the draft ONMP prepared by Marshall Day Acoustics as referenced in Condition 1. The objective of the ONMP is to set out all of the methods and procedures necessary to ensure compliance with the noise limits in this consent, and to ensure that the noise from the operation of the Screen Hub is minimised as far as practicable. The ONMP must include, (but is not limited to):
 - a) Methods and procedures for ensuring that all typical studio related activities are managed to ensure compliance with the noise limits in Condition XX;
 - b) Methods and procedures for ensuring that any atypical or unforeseen activities that are sought to be undertaken are managed appropriately to ensure compliance with the noise limits in Condition XX;
 - c) Methods and procedures for ensuring that any complaints from neighbours are investigated and responded to without unreasonable delay and that appropriate action is taken to address the complaint if such action is required;
 - d) Methods and procedures for ensuring that all persons involved with the studio activities of the Screen Hub are made aware of the requirements of the ONMP, including through specific training, inductions or other methods.
 - e) Methods and procedures for ensuring that noise monitoring is undertaken at appropriate times when noise levels from Studio activities may approach (or even exceed) the noise limits in Condition XX, in response to complaints about noise and at the Council's reasonable request. The triggers for requiring noise monitoring must be clearly specified in the ONMP and must include (but is not limited to):
 - i. Outdoor filming between 8pm and 8am on any day
 - ii. When any pyrotechnics are used outdoors
 - iii. When wind / rain machines are used outdoors
 - iv. When any other noisy activity is conducted outdoors that hasn't already been the subject of noise monitoring that demonstrates that the activity can readily comply with the noise limits in Condition XX.
 - f) Procedures for ensuring that any permanent noise mitigation measures (such as fences, acoustic treatment in buildings etc) are maintained as being acoustically effective for the duration of this consent.
5. The Consent Holder shall have a SQEP prepare an ONMP for all **Accommodation** activities for certification by QLDC at least 10 days prior to the accommodation being operational. The ONMP shall be generally in accordance with the draft ONMP prepared by Marshall Day Acoustics as referenced in Condition 1. The objective of the ONMP is to set out all of the methods and procedures necessary to ensure compliance with the noise limits in this consent, and to ensure that the noise from the operation of the Accommodation activity is minimised as far as practicable.
6. No outdoor speakers may be used for playing amplified speech, music or other sounds between the hours of 8pm and 8am. Any outdoor speakers used during the day shall not exceed the noise limits in Condition XX above.

7. The film studios, workshop buildings, accommodation reception/lobby and gym shall have all windows and doors closed between the hours of 8pm and 8am.
8. Amplified music in the accommodation reception/lobby and gym shall only be played through the installed in-house systems. All systems shall have an automatic sound limiting device installed that has been commissioned by a SQEP. Prior to commencement of operations, the consent holder shall provide to the QLDC a letter from a SQEP that an automatic sound limiting device has been installed and the sound level at which the system has been set to ensure that the cumulative noise rating level from all noise sources on the site will comply with the noise limits in condition XX.

Construction Traffic, Noise and Vibration

9. No construction related vehicles, including contractor and staff vehicles, shall park on any public road, berm, footpath, or road shoulder at any time. All construction vehicle parking shall be contained within the site or on other appropriately authorised private land.
10. Construction noise is to be measured and assessed in accordance with NZS 6803: 1999 *Acoustics - Construction Noise*. Construction noise must comply with the recommended upper limits in Tables 2 and 3 of NZS6803. The long-term noise limits in that standard applies.
11. The consent holder shall, at least 10 working days prior to the commencement of construction activities authorised by this consent, undertake a letter drop to the owners/occupiers of neighbouring adjoining properties outlining expected work times and duration as well as the contact details for the site management.
12. Earthmoving plant, trucks, craneage, rock excavation equipment and any other noisy plant, machinery or construction processes used or undertaken during the construction of the project are limited to between Monday and Friday from 0730 to 1800 hrs, and Saturday between 0830 and 1300. No noisy work may be undertaken on Sundays or public holidays. Construction work that is not noisy such as painting, electrical fitout or interior work may be conducted outside of these hours provided it is not audible off site.

Set construction or construction work associated with filming is considered an operational noise source and must comply with the noise limits in **Condition XX**.

13. Construction vibration is to be measured and assessed in accordance with and must comply with the guideline vibration limits in German Standard DIN 4150-3:1999 *Structural Vibration - Effects of Vibration on Structures*.

Construction Noise Monitoring

14. Noise monitoring shall be undertaken by a SQEP at the following points during the construction and operation of the Screen Hub:

- On commencement of any earthworks within 70m of any adjoining occupied receiver;
- On commencement of any rock excavation works;
- As requested by Council.

Noise shall be measured and assessed in accordance with NZS6803:1999.

The results of the noise monitoring shall be provided to Council within 5 working days of completing the monitoring and made available to adjoining neighbouring properties on request.

Where monitoring identifies non-compliance, the consent holder shall implement mitigation measures to achieve compliance and undertake follow-up monitoring within 5 working days.

The requirements of this condition are in addition to any noise monitoring required under the ONMP as per condition XX and in response to any noise complaint as per condition XX.

15. In the event the consent holder receives a noise complaint(s) that is reasonable, that it relates to an activity that is taking place on the Site and that has not already been the subject of monitoring that demonstrates clear compliance in downwind meteorological conditions, the consent holder shall commission a SQEP to undertake noise monitoring within 5 working days of the complaint. The noise monitoring shall be targeted at the noise source or activity that was the reason for the complaint(s) and to capture any other potentially noisy activities or plant that is operating during the monitoring period and / or when the complaint(s) was received.

Where monitoring identifies non-compliance, the consent holder shall implement mitigation measures to achieve compliance within 5 working days and undertake follow-up monitoring within 7 working days of the initial noise monitoring.

Results are to be provided to the Council within 10 working days of the initial noise monitoring.