

Before an Independent Commissioner appointed by the Ashburton District Council

In the matter of the Resource Management Act 1991 (**the Act**)

And

In the matter of an application for resource consent under section 88 of the Act

And

In the matter of Land use consent and variation of resource consent for the relocation of air conditioning equipment at the Ashburton Art Gallery and Museum at 329 West Street, Ashburton.

Brief of evidence of Renee Michelle Julius

Dated: 30 September 2025

Andrew Schulte (andrew.schulte@cavell.co.nz)
Counsel for applicant

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LIMITED

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Evidence of Renee Michelle Julius:

Introduction

1. My name is Renee Michelle Julius.
2. I am the Property Manager at Ashburton District Council for the past 2 years 9 months. Prior to this I was the Property Manager at Waitaki District Council for 7 years 5 months and held other roles at Waitaki District Council including Property Supervisor for 1 year 4 months, Property Officer for 2 years, 8 months. I have worked in Local Government for 15 years.
3. I hold the New Zealand Diploma in Legal Executive Studies from the Open Polytechnic of New Zealand.
4. I have 17 years of experience in real estate, property management and property asset management.

Scope of evidence

5. In my role as Property Manager, I am responsible for overseeing the mechanical plant upgrades required at the Ashburton Art Gallery and Heritage Centre (**AGHC**) and progressing the resource consent application (**the Application**) for this work.
6. More specifically, I been involved in the following aspects of the proposal on behalf of Council as resource consent applicant:
 - a) Investigation of options for the relocation of the mechanical plant at AGHC;
 - b) Managing the proposal within internal Council processes;
 - c) Engagement of technical experts to assist with design and consenting processes;
 - d) Organising and attending consultation discussions;
 - e) Review of the draft resource consent application for the proposal;
 - f) Review of the request for further information (**RFI**) from Council (as consent authority) dated 26 March 2025, and oversight of the response to this RFI on 9th April 2025;
 - g) Review of the joint submission on the Application;
 - h) Review of the request for further information (**Second RFI**) from Council (as consent authority) dated 4th August 2025, and oversight of the response to this Second RFI on 1 September 2025.
 - i) Receipt and review of the report prepared under section 42A of the RMA by consultant planner Mr Nick Boyes for the Council (as consent authority) dated 23 September 2025.

Summary of evidence

7. My evidence will cover

- What is the AGHC building (**building**) and how does it operate;
- The resource consent and construction history of the AGHC;
- The background to, and the reasons for the Application;
- The alternatives that have been considered;
- The consultation that has taken place to date;
- Comment on the joint submission lodged; and
- Comment on the section 42A report.

What is the building and how does it operate?

8. The building consists of a two-storey main block with single storey rear extension, constructed using concrete tilt panels and concrete foundation (slab on grade). The roof structure comprises multiple levels, each featuring low-pitched torch-on membrane coverings over a plywood substrate supported by steel framing.
9. The roof is enclosed by parapet walls and generally drain via concealed membrane-lined gutters located along the northwest elevation, which is clad in factory-finished aluminium 'Alucobond'. Additional internal membrane-lined gutters are installed on the northeast roof—where most of the mechanical and electrical plant is situated
10. The building accommodates exhibition spaces on both the ground and first floors, with ancillary areas and storage located on the first floor and in the rear ground floor extension.
11. Two rooftop plant areas serve the AGHC/building. The smaller plant area is positioned on the western side, while the larger is located to the north. These areas house Heating, Ventilation Air-Conditioning (HVAC) units and associated pipework for heating, cooling, and ventilation. The northern plant room contains HVAC and chiller units 1 and 2, while the western plant room contains HVAC and chiller unit 3.
12. The AGHC usually operates 7 days a week and is open to the public from 10am to 4pm and on a Wednesday 10am to 7pm. It is also intended as an event venue, for exhibition openings, public programme talks/workshops and sector-based network meetings. Demand on HVAC increases with larger events where heating and cooling systems should be more responsive to increased heat and

humidity caused by an increase in occupancy levels. AGHC tenants are currently restricted in the types of exhibitions and loans they can comfortably house and display due to the unpredictability of the ageing plant equipment. Remedial measures put in place by tenants to combat this instability are resource heavy, costly and unsustainable and have resulted in the AGHC's inability to host several desired exhibitions.



The resource consent and construction history of the AGHC

13. I note that most of the detail that follows predates my time at the Council. The reality is that most of the Council officers involved in the original application are no longer with the Council. Accordingly, the information presented is based on contemporary Council records and other documents. However, Council's Facilities Management Officer was employed on 21 March 2011 and is still employed in this role.
14. Council applied for land use resource consent LUC09/2005 for the construction of the AGHC in 2009. The resource consent was granted, but the decision was appealed to the Environment Court by neighbouring landowners. The parties entered into mediation and settled the appeal by consent order on 20th May 2011. The settlement included a side agreement to resolve aspects of the appeal, and the resource consent was granted. One of the outcomes of the side agreement was that a land covenant was executed and registered on the Records of Title of six nearby residential properties as well as the AGHC titles.
15. Under the Covenant, Council could not apply to amend any of the conditions of LUC09/0025 within 10 years of the AGHC opening without the written consent of all six neighbours. This 10-year period finished in February 2025. Further, in the five-year period following the initial 10-year period, if Council

wished to amend any of the conditions of LUC09/0025, the land covenant requires Council to follow good resource management practice and to undertake consultation with these six neighbours.

16. Since the Environment Court signed off the consent order in 2011, the properties at 124 and 130 Wills Street, and 123 and 127 Cameron Street have changed registered owners. Therefore, only the properties at 128 Wills Street and 121 Cameron Street were parties to the original Environment Court appeal. As the land covenant is registered on the records of title for the six properties and is binding on successors in title, all six neighbouring properties continue to have the benefit of the land covenant.
17. Construction of the AGHC commenced in 2011 and was completed in 2014. The AGHC was formally opened with three tenants on 14 February 2015.

The background to, and the reasons for the Application

18. Upon completion of the AGHC in 2014, several defects and performance issues became apparent with the building and in particular, the issue of water ingress and the performance of the HVAC systems. Council committed \$2.5m in 2019-20 Annual Plan to address these concerns. Remedial works were successfully undertaken to address water ingress issues and in 2020/21, this budget was reduced to \$2m.
19. In 2019, work was undertaken to address some of the HVAC issues. As part of this work the design process commenced for the mechanical plant upgrade.
20. Due to water ingress underneath the plant roof membrane, there were concerns that the roof structure may not have supported the weight of the required additional mechanical plant (HVAC units and buffer tanks), so a plan to relocate some of the mechanical plant to the ground floor was developed. However, relocating the mechanical plant to the ground would require a change to the conditions of the AGHC resource consent LUC09/0025.
21. In 2020, two Thermocold HVAC units were failing. One was replaced with a Carrier Chiller unit that included two smaller buffer tanks. This unit will be relocated to the ground if consent is granted.
22. The second Thermocold HVAC unit was replaced with a temporary Gree chiller unit due to concerns that the roof structure may not have supported the weight of the new unit and associated buffer tanks. This temporary HVAC unit was never considered suitable as a permanent replacement as the capacity is too small and provides cooling only. The unit will therefore not be used and will be decommissioned if consent is granted.

23. Further, the remaining Thermocold HVAC unit on the west plant deck is now showing signs of failure. This unit services the art and museum collection stores and is critical in the ongoing care and preservation of the collection.
24. Consultants were engaged in 2020 to develop alternative locations for the plant after structural concerns were raised about the roof.
25. As discussed below (paragraph 29), initial discussions with the neighbours commenced in 2020 after the HVAC units were identified as failing.
26. These discussions did not succeed in fulfilling the covenant requirement to obtain the neighbours written consent. As a result, Council was unable to proceed with the consent variation at that time, with the current consent variation being initiated in February 2025.
27. All HVAC units have required substantial and increasingly frequent support from ADC's Facilities Management Officer and external contractors to remain operational. While they are currently functioning, they cannot meet the climate control standards necessary for an Art Gallery and Museum environment. In response, Gallery and Museum staff have taken additional measures to safeguard the collections, including regular monitoring of temperature and humidity levels and deploying temporary dehumidifiers where needed. If the HVAC system were operating efficiently and effectively, staff could redirect their efforts towards managing and enhancing the collection for public benefit.
28. Obtaining this resource consent in a timely manner to enable the relocation of fit for purpose mechanical plant is critical to ensuring this community facility can continue to operate.

The alternatives that have been considered

29. The initial consultation regarding the relocation of the plant took place from 2020 onwards with the most directly adjacent two neighbours (being the landowners of 128 and 130 Wills Street) and their solicitor (Kelvin Reid-Canterbury Chambers). I have reviewed emails sent during this time and have discussed it with the Facilities Management Officer who was involved with the project at the time.
30. In the initial stages of planning, Council undertook an assessment to determine the most suitable location for the relocation of the plant. Due to operational requirements, two potential sites were identified to the north of the building as viable options.
31. Option 1: Located on the grassed area to the northwest immediately adjacent to the property at 130 Wills Street. Due to both the noise modelling, and it

being situated closest to the neighbour, Council discounted this option and did not discuss it with the affected neighbours.

32. Option 2: Located on the carpark area to the northeast.
33. Council consulted with the neighbours on Option 2. This is the same plant location as requested in this consent variation application.
34. The consultation at this time included discussions, emails and site visits at various times between some and or all of the following: ADC Facilities Management Officer, ADC Chief Executive, contractor Director at Stewart and Holland and the neighbours, (landowners of 128 and 130 Wills Street) and their solicitor (Kelvin Reid - Canterbury Chambers). The site visits included a visit to both plant roof areas at the AGHC and included a visit to a site at the North Ashburton Business Estate to view a comparable sized HVAC unit in operation. Council procured noise reports by Powell Fenwick and the neighbours requested these reports to be peer reviewed by Marshall Day, which occurred and was provided to the neighbours.
35. Despite genuine efforts to reach agreement on the consent conditions a resolution could not be achieved. Council has been compelled to rely on a temporary HVAC solution discussed earlier to replace the failing system. These units, while limited in both capacity and functionality, were selected because they could be positioned in the same location on the roof thereby avoiding the need for relocation and the associated requirement for written agreement from neighbouring property owners under the terms of the side agreement.
36. As the 10-year anniversary of the original consent approached, Council officers recommenced work on a variation to the existing consent. In 2024, consultation was undertaken with neighbouring property owners regarding a proposed plant enclosure to be located at ground level.
37. There were also two options identified in 2024, which are discussed in more detail below.

Option 1: North Option

38. This option would see the HVAC system located in line with the existing building. There would be a four metre high acoustic wall to the north and east of the enclosure, with a slatted wooden wall facing SH1. There would be no roof on the enclosure to allow for airflow and access to the equipment. This design is subject to further refinement through detailed design process once the plant enclosure location is confirmed by Council.
39. Officers considered the advantages of this option were:

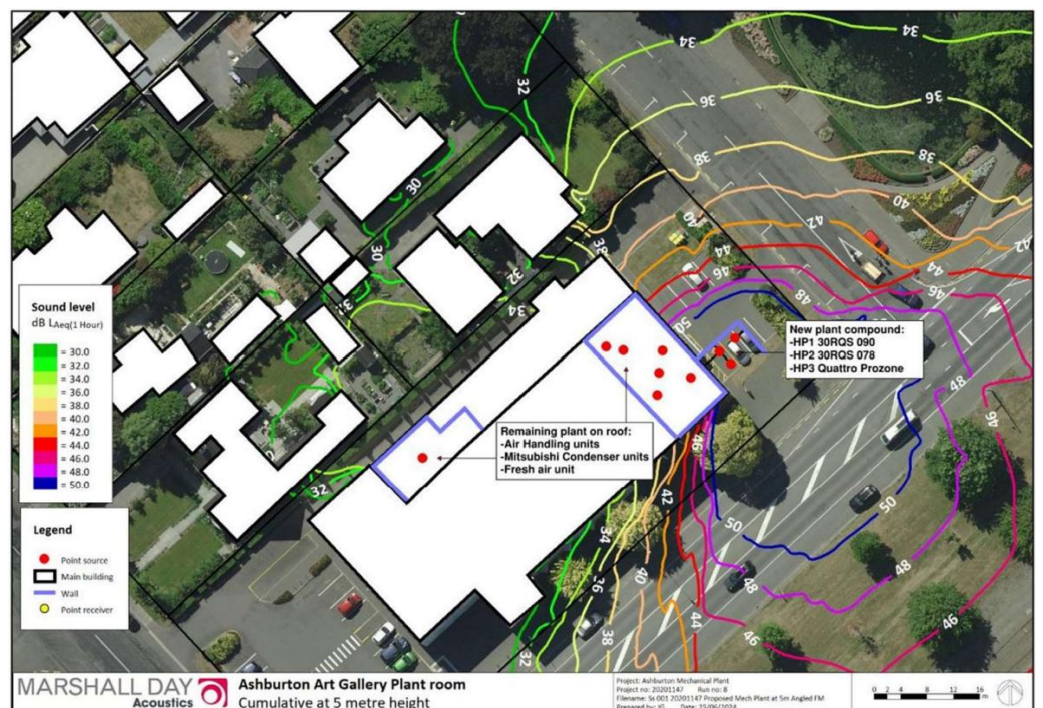
- The footprint of the enclosure aligns well with the existing building and creates a less visual impact.
- Pedestrians who walk by the building will be less impacted during construction of the enclosure.
- The mature tree will be retained and is consistent with the existing landscape plan.

40. The disadvantages of this north option are:

- Four staff carparks may/will be lost, meaning staff may/will need to park elsewhere on the neighbouring roadside. Alternatively, Council also considered whether to rebuild four staff carparks on the green space adjacent to the dwelling at 130 Wills Street at additional cost.
- Neighbours may be more impacted by noise than the 2nd/east option, as the night-time noise level has been modelled by Marshall Day Acoustics at 36-38dB LAeq(1hr) (compared with 32-33dB LAeq(1hr) in the 2nd/east option).
- A four metre high acoustic wall may be seen to be more visually imposing compared to the three metre wall proposed in the east option.
- Requires amendment to the Resource Consent.

41. Rendered images of the North Option are provided below, along with the modelled noise assessment by Marshall Day that was presented with the consultation material to the six neighbours.





Option 2: East Option

42. This option would see the plant enclosure situated on the ground floor to the East of the building.
43. Officers considered the advantages of this option to be:
 - A three-metre-high acoustic wall could be seen as less visually imposing compared to a four-metre wall proposed in north option.
 - One staff carpark would be lost meaning staff carparking roadside may not affect neighbours as much as northern option.
 - It was anticipated that future additional mechanical plant could be added and still comply with the night-time noise limits in the District Plan.

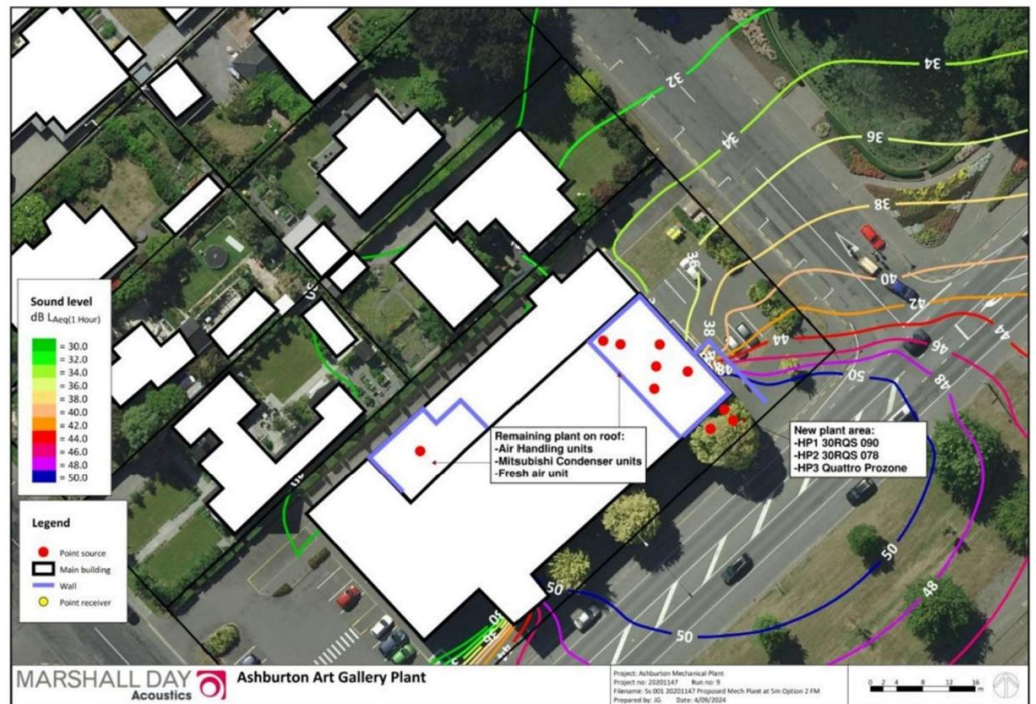
- Likely to be perceived as least impactful of the two options to adjacent residential neighbours, with the night-time noise modelled by Marshall Day Acoustics for the consultation to be 32-33dB LAeq(1hr) (compared with 36-38 dB LAeq(1hr) in the North Option).

44. The disadvantages of the east option are:

- Will require the removal of a mature tree along State Highway 1. This tree is provided for in the landscape plan in the original consent, so the landscape plan would need to be amended as part of the consent variation.
- Some pedestrians may not appreciate a narrower footpath at the front of the AGHC.
- Requires an additional amendment to the Resource Consent when compared to the north option.
- Considered less appealing, aesthetically.

45. Rendered images of the East Option are provided below, along with the modelled noise assessment by Marshall Day that was presented with the consultation material to the six neighbours.





The consultation that has taken place to date

46. In late 2024, Council officers prepared a consultation document (Appendix 1), which included noise modelling for each proposed option, undertaken by Marshall Day. Officers then met individually with each of the six neighbouring property owners to discuss the proposals.
47. On 29th December 2024, I contacted each of the six neighbours by phone to advise that Council wished to meet with them regarding the AGHC plant and to request their current email addresses for sending meeting invitations.
48. Individual meetings were held with each neighbour between the 4th and 6th December 2024. These meetings were attended by Council officers—Legal Counsel, Facilities Management Officer, and myself, Renee Julius (Property Manager).
49. During these meetings, the consultation document was shared, and officers outlined the two options that would be presented to a full meeting of Council for a decision at the 5th February 2025 Council meeting. It was explained that Councillors would be making the final decision on the plant location that would form the basis of the resource consent application, and that the neighbours' feedback would be provided to Councillors to support informed decision-making.
50. Each neighbour received a copy of the consultation document, which included a feedback form. A deadline of 10 January 2025 was set for the return of completed feedback forms.

51. By the deadline, three submissions had been received. Recognising that the consultation period had occurred over the Christmas break, I followed up by phone with the remaining neighbours who had not submitted feedback to confirm whether they wished to do so.
52. Two neighbours advised they did not wish to provide feedback. One neighbour had forgotten but expressed interest in submitting feedback. Unfortunately, their feedback was received after the report to Council was finalised for the 5th February 2025 meeting agenda and distributed to Councillors.
53. The Facilities Management Officer also met with the owners of 130 Wills Street and 128 Wills Street onsite at the AGHC on 28th January 2025 and they viewed the HVAC on both plant roofs.
54. Officers provided a report to Council¹ outlining the two options and recommending that Council proceed with the east option. This is a recommendation only, and councillors make the final decision at the Council meeting following questions to officers and debate amongst the members.
55. The officers' report to Council noted that consultation had been undertaken with the six adjoining neighbours, and feedback had been received from three neighbours, all of whom preferred option 2 (plant room located to the east). At the Council meeting, officers verbally updated Council on the late submission, which indicated a preference for Option 1 (plant room located to the north), based on aesthetic considerations, although the neighbour did not hold a strong view.
56. Council considered all neighbour feedback before making its decision. Ultimately, Council resolved to locate the plant enclosure to the north of the building, considering it to be the most aesthetically appropriate option. This location also allowed for the retention of a tree and avoided narrowing the adjacent footpath.
57. Below is the Council minute from 5 February 2025 meeting which records the councillors' decision:

¹ Item 9 in the 5th February 2025 Council Meeting Agenda:
https://www.ashburtondc.govt.nz/__data/assets/pdf_file/0014/105125/Council-Agenda-5-February-2025.pdf

9 Art Gallery & Museum Mechanical Plant Relocation

Officers acknowledged the feedback and time given by the six individual landowners whose views have helped form the options presented.

Council noted that the recommended location for the construction of the new mechanical plant enclosure, to the east of the existing building, is considered to be least impactful to neighbours.

This option wasn't fully supported. Councillors speaking against agreed that the alternative option, with the enclosure located in line with the existing building, has more aesthetic appeal as it retains the mature tree that would otherwise be removed and avoids the need to narrow the footpath.

That Council resolves to build the new mechanical plant enclosure for the Ashburton Art Gallery & Heritage Centre to the east of the building (Option 2), subject to obtaining the necessary statutory consents and approvals required to construct the enclosure within the area proposed.

McMillan/Ellis

Amendment

That Council resolves to build the new mechanical plant enclosure for the Ashburton Art Gallery & Heritage Centre to the north of the building (Option 1), subject to obtaining the necessary statutory consents and approvals required to construct the enclosure within the area proposed.

Cameron/Braam

Carried

58. Following Council's decision, officers proceeded to finalise and lodge the resource consent application for the north option (**the Application**). It is important to note that officers do not have any discretion to 'override' Council's decision and agree to a different plant location through this consent process.

Carparking

59. The proposed location of the plant will result in the removal of three staff carparks and one accessible carpark situated to the northeast of the building. The accessible carpark will be relocated to the visitor car parking to the south of AGHC.
60. The AGHC currently employs 11 full-time staff and 3 part-time staff.
61. Following the removal of the aforementioned parks, four marked staff carparks will remain within the designated staff car parking area. In addition, staff routinely utilise informal parking along the eastern side of the driveway located on the western boundary of the site. There are also three additional car parks immediately north of the staff parking area on Wills Street.
62. Further parking is available in close proximity to the site, including along State highway 1 and on Wills Street (Domain side), Cameron St (directly adjacent to AGHC) and on Baring Square West.
63. During consultation with the neighbours in 2024, officers discussed the loss of these four car parks with the neighbours as Council could either reinstate four car parks on the grassed area adjacent to the dwelling at 130 Wills Street, or

could choose not to create new car parks and leave staff to park on nearby streets. The nearest neighbouring resident at 130 Wills Street expressed a preference that the adjacent green space not be converted into additional staff parking. Their concern was to minimise noise associated with vehicle movements. For this reason, the Application did not include the creation of four new car parks on the grassed area.

- 64. Staff have not reported any difficulty in securing suitable on-street parking during regular operations.
- 65. For events held at the AGHC, guest parking is managed in accordance with the Visitor Parking Management Plan (VPMP) which outlines designated parking areas. As outlined in the RFI, the VPMP does not deal with staff parking and it is not considered that the proposed alteration to staff car parking arrangements will affect the purpose, intention or application of the VPMP, nor will it introduce any conflicts in the management of visitor car parking in the local area.
- 66. To my knowledge, there have been no complaints received regarding staff or visitor vehicles parking directly outside neighbouring residential properties.

Comment on the joint submission lodged

- 67. I have reviewed the joint submission lodged by the neighbours on the Application and comment as follows:
- 68. Paragraph 4 of the joint submission notes Option 2 (east option) has community support.
- 69. Council engaged constructively with the six adjoining neighbours in accordance with the side agreement. This included consultation with the neighbours prior to lodging the Application and also requesting that the application be limited notified to these six neighbours.
- 70. Following the initial consultation in late 2024/early 2025, three (50%) neighbours expressed a preference for option 2 (east option relocating the plant room towards State Highway 1). One neighbour indicated a preference for the appearance of Option 1 (north option) but did not hold strong views. Two neighbours chose not to submit feedback. Based on this prior feedback, it was therefore surprising that all six neighbours lodged a joint submission opposing the Application.
- 71. Although broader community consultation was not undertaken prior to lodging the Application, Council carefully considered the wider community impacts, including the potential narrowing of the footpath, removal of a tree and visual amenity (particularly of the east option which protruded out the front of the

building). It was confirmed that both options would comply with noise limits at the site boundary.

72. It was therefore Council's view that the neighbours' feedback was respected and reflected in the officers' recommendation to Council. Council considered this feedback as part of its wider decision-making process but ultimately decided to proceed with the north option as this option was considered the best for the wider community. As noted above, the final decision rests with Council and cannot be overturned by staff.
73. Paragraph 6 of the joint submission notes that the applicant has provided no compelling evidence that justifies deleting condition 28 from the resource consent. By contrast and in response, my view is that the Council clearly considers that without making this change and relocating the plant to the ground, Council cannot effectively and efficiently continue to operate AGHC which may detrimentally impact its ability to provide the Art Gallery & Museum activity for the community. The acoustic evidence provided by Mr Jon Farren demonstrates that the existing noise levels currently breach the noise limits in condition 28, which in part is a result of the temporary solution which Council has had to install to keep the AGHC operational until it could lodge the Application after February 2025. To ensure the relocated plant can operate effectively, Council is seeking to comply with the noise limits contained in the District Plan rather than the existing limits in condition 28. I think these are compelling reasons why this Application is required.
74. Paragraph 7 of the joint submission alleges that Council has failed to honour the side agreement and community preferences. On behalf of Council staff, I dispute these allegations. As outlined earlier in my evidence, Council undertook consultation with the affected neighbours in accordance with the 'good resource management practice' requirement in the side agreement prior to lodging the Application and despite there being no requirement under the RMA for a consent applicant to engage in consultation with neighbours. Council then weighed up both this feedback and the wider implications for the site, before making a decision to proceed with the north option as this was considered to be in the wider community's best interests. I therefore disagree that Council has failed to honour the side agreement or community preferences.

Comment on the section 42A Report

75. I support the conclusions reached in the section 42A report with respect to the effects of the proposed changes on the application site and wider environment.
76. I also support the recommended conditions requiring installation and specific maintenance conditions pertaining to the acoustic barriers and post

installation monitoring and assessment to verify compliance with the Operative District Plan noise limits.

Conclusions

77. For the reasons outlined in my evidence, it is critical that Council obtains resource consent to relocate the mechanical plant in a timely manner. Council has been unable to obtain this resource consent variation to date due to the restrictive nature of the side agreement and land covenant and the inability to reach agreement with the six neighbours over the past 5 years.
78. This delay has ultimately impacted the efficient operation of AGHC, curtailed what exhibitions can be offered and financially impacted the district's ratepayers through the need to implement temporary measures until a permanent solution can be consented and constructed following the 10-year anniversary of AGHC opening. This is not consistent with the financially prudent manner in which Council strives to operate, however the alternative (closing AGHC for months or years until consents can be obtained) is not a realistic option for Council.
79. Council has engaged proactively with affected neighbours and considered their feedback, as well as the wider community impacts, before reaching a decision regarding the plant room location that forms the basis of this Application.
80. While the east option may have been preferred by the neighbours, Council ultimately determined that the north option best serves the broader community's interests, taking into account factors such as noise compliance, footpath accessibility, and visual amenity.
81. Council's actions have been consistent with the side agreement and good resource management practices, and the Application reflects a balanced consideration of both local and community-wide needs.

Date: 30 September 2025

Renee Michelle Julius

Appendix 1 – 2024 AGHC Proposed Mechanical Plant Consultation Document

Ashburton Art Gallery & Heritage Centre

PROPOSED MECHANICAL UPGRADES



The purpose of this document is to outline options the Council is considering to address mechanical upgrades required at the Ashburton Art Gallery and Heritage Centre (AAGHC). We want to understand your views and perspectives of the options, given you are a neighbour of the AAGHC.

What is the problem?

Upgrades are required to reposition and install new and existing plant for heating, ventilation and air-conditioning (HVAC) and humidity control for the building.

We are aiming for our facility to meet the sector standards for preservation and care of our growing art and heritage collections.

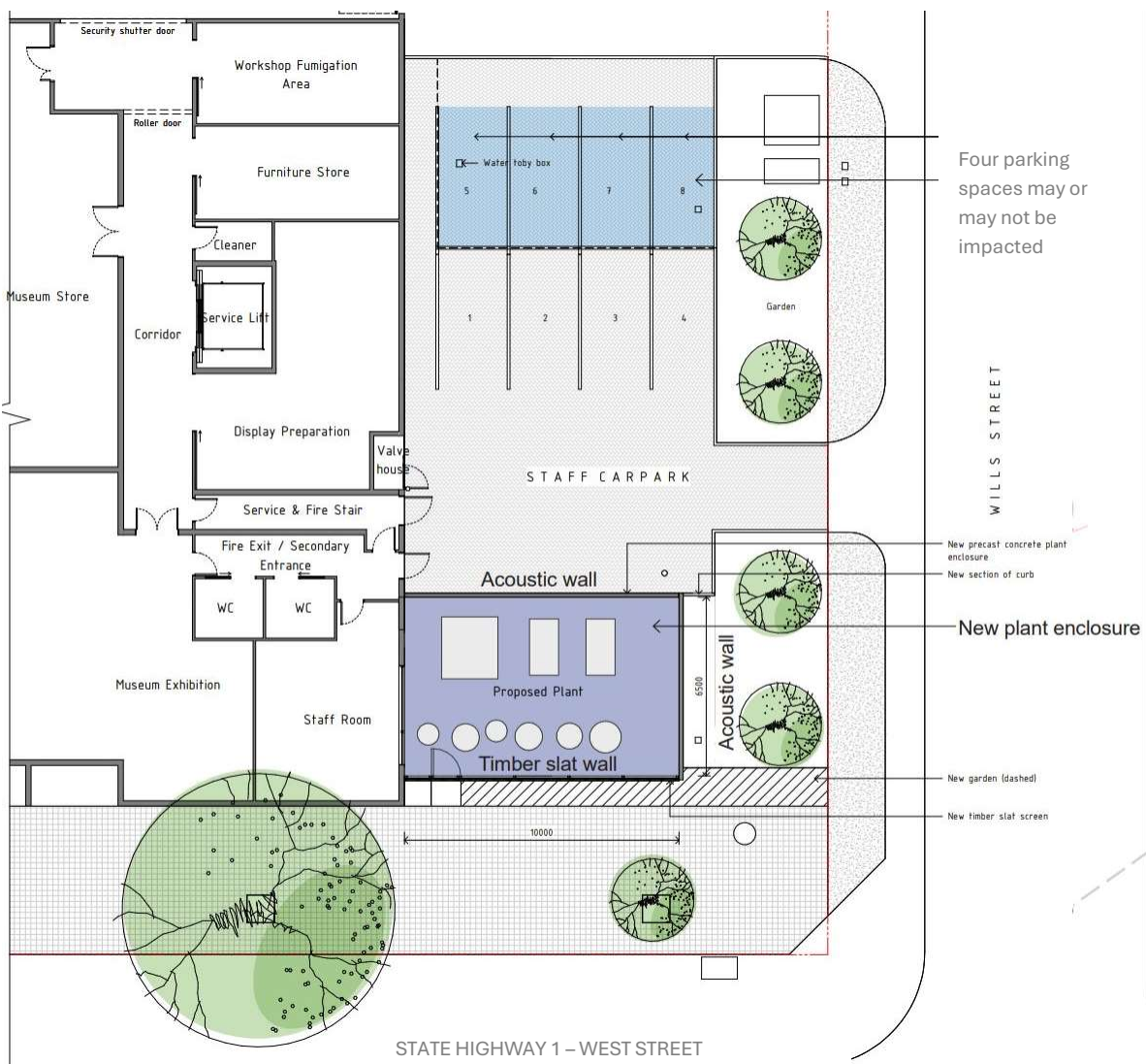
Currently the HVAC system is located on the roof of the building, however, additional equipment including buffer tanks are required to be added to the existing systems. This means that the HVAC system needs to be relocated to the ground.

What are the options?

We have two options for the proposed plant enclosure to ensure the design solution remains sympathetic with the existing building. The options presented below are anticipated to be under the limit of 40dB $L_{Aeq(1hr)}$ for night time noise (between 10pm and 7am) and 50dB $L_{Aeq(1hr)}$ for day time noise (between 7am to 10pm) as stated in the District Plan. We acknowledge this is higher than the limit contained in our land use resource consent as agreed through the side agreement (Deed of Agreement 2011) of 30dBA that we currently hold with neighbours. Therefore, we will need to vary our resource consent to give effect to either option.

As a council we don't have a preferred option at this stage, as we believe there are pros and cons for each as outlined next.

Option One



Option one: indicative floor plan only



Option one: artist impression only

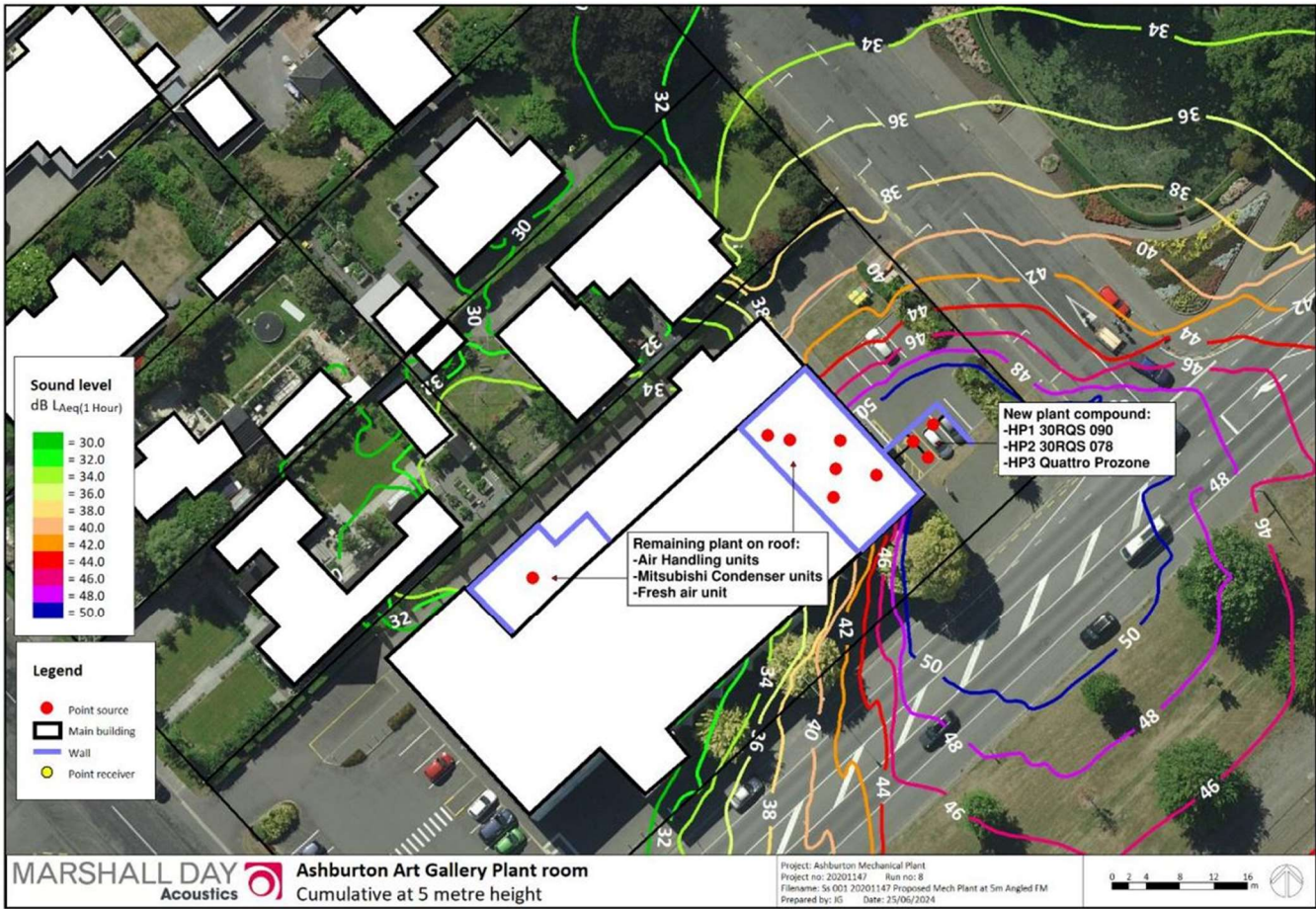
This option would see the HVAC system located in line with the existing building. There could be a four-metre-high acoustic wall to the north and east of the enclosure. There would be no roof on the enclosure to allow for airflow and access to the equipment. This design is subject to further refinement through detailed design process once the plant enclosure location is confirmed by Council.

Advantages:

- The footprint of the enclosure aligns well with the existing building.

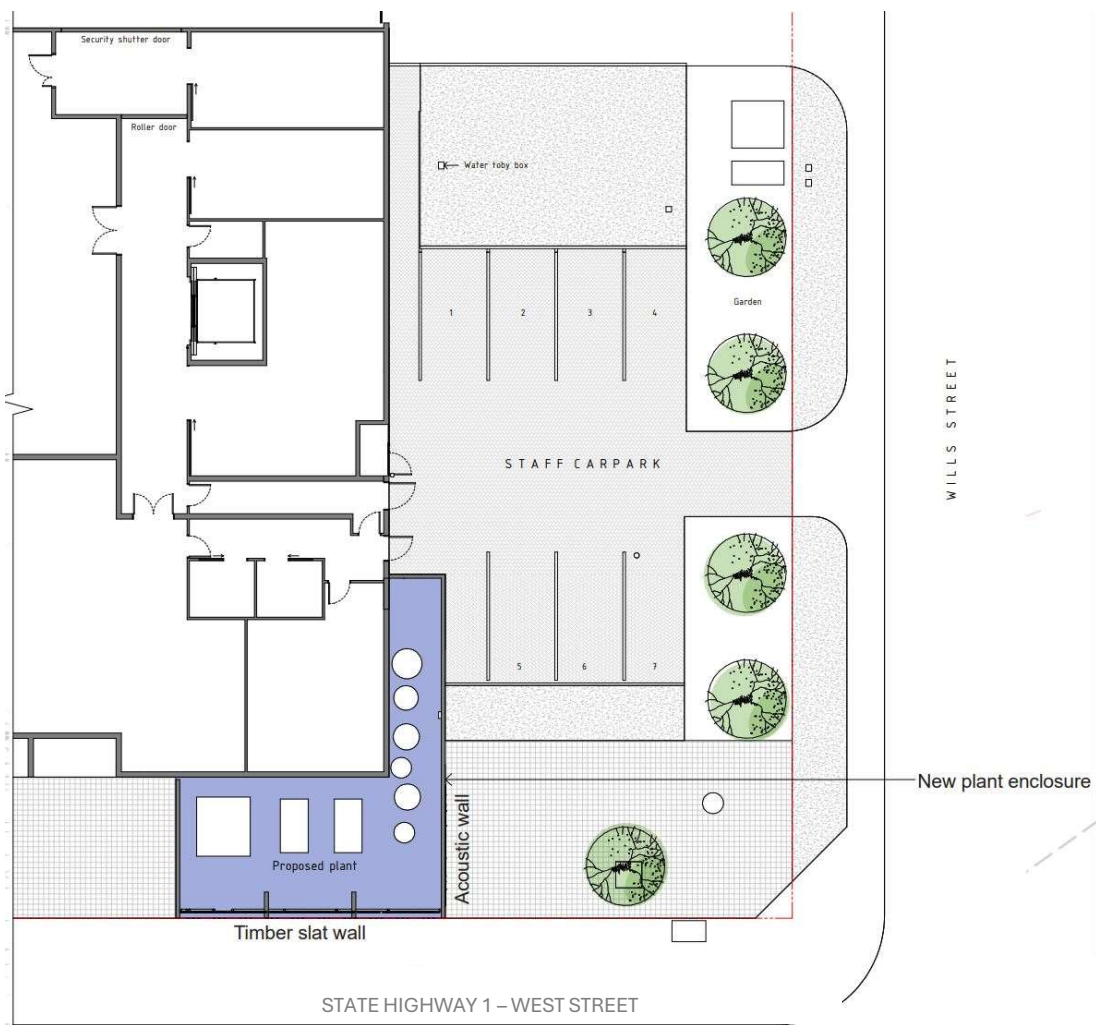
Disadvantages:

- Under this option there is a risk that four staff carparks may be lost, meaning staff may end up parking on the neighbouring roadside
- Neighbours may be more impacted by noise than option two, as the night-time noise level has been modelled by Marshall Day Acoustics 36-38dB LAeq(1hr) (compared with 32-33dB LAeq(1hr) in option two)
- A four-metre-high acoustic wall may be seen to be more visually imposing compared to a three-metre wall proposed in option two



Option one: noise contours

Option Two



Option two: indicative floor plan only



Option two: artist impression only

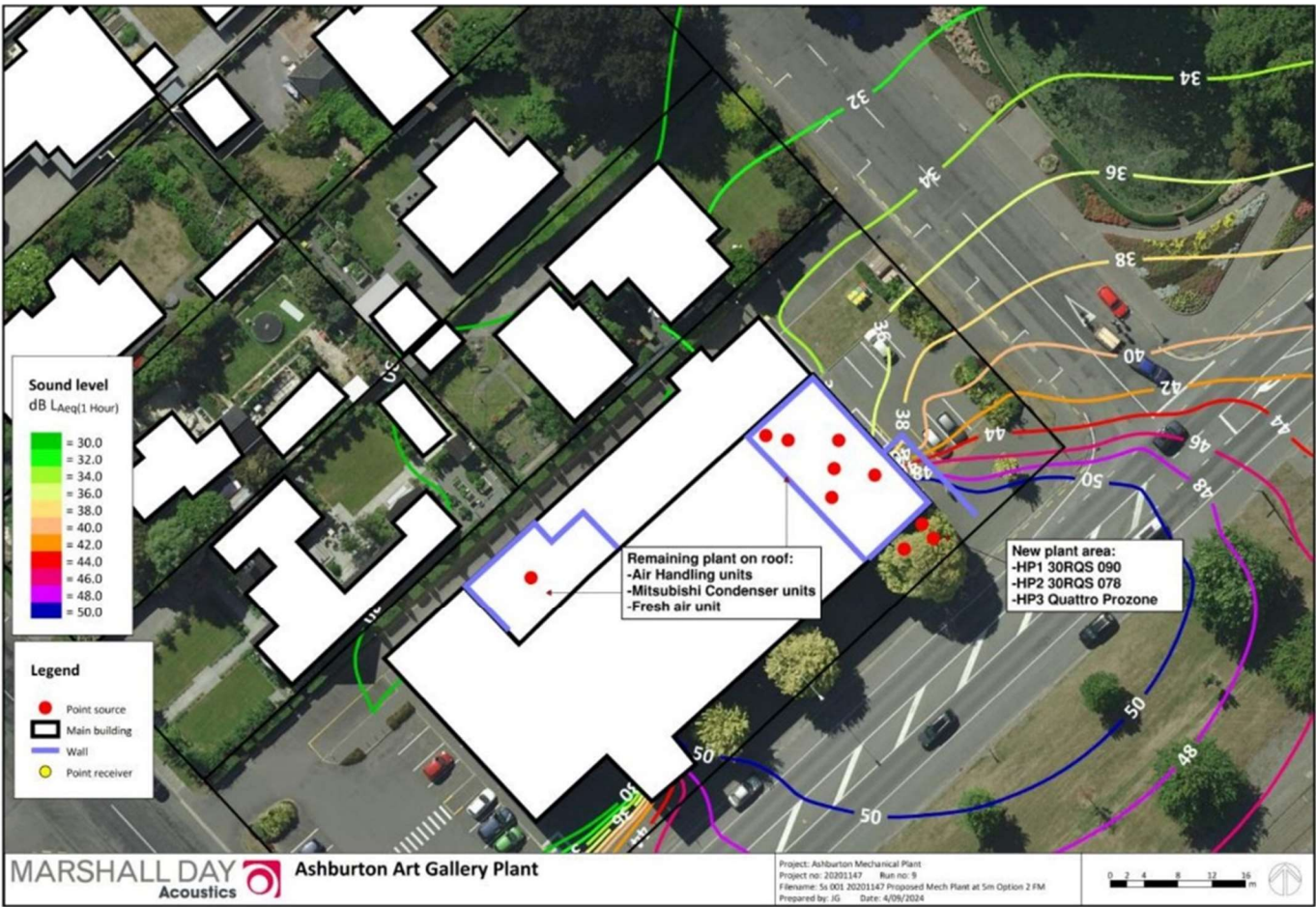
This option would see the HVAC system located up to the property boundary and wrap around the front of the existing building. There could be a three-metre-high acoustic wall to the north and east of the enclosure. There would be no roof on the enclosure to allow for airflow and access to the equipment. This design is subject to further refinement through detailed design process once the plant enclosure location is confirmed by Council.

Advantages:

- Likely to be perceived as least impactful to adjacent residential neighbours, with the night-time noise modelled by Marshall Day Acoustics to be 32-33dB LAeq(1hr) (compared with 36-38dB LAeq(1hr) in option one)
- A three-metre-high acoustic wall could be seen as less visually imposing compared to a four-metre wall proposed in option one
- One staff carpark will be lost meaning staff carparking roadside may not affect neighbours as much as option one

Disadvantages:

- Will require the removal of a mature tree along State Highway One
- People may not appreciate a narrower footpath at the front of the AAGHC



Option two: noise contours



Feedback form

AAGHC PROPOSED MECHANICAL UPGRADES

We would like your feedback by Friday 10th January 2025 so we can understand your preferred option and why. This information will be used for us to make a recommendation to Council in early 2025.

After taking into account your views, Council’s elected members will decide which option to proceed with. Following this, a variation to the land use resource consent application will be lodged with Council’s Planning Team. The consent application will be processed by an independent consultant on behalf of Council and the decision on the resource consent application will be made by an independent commissioner.

Below, you will find a simple feedback form for you to complete, or you can email us your thoughts to submissions@adc.govt.nz

If you would like to discuss this matter further, please don’t hesitate to contact Council’s Property Manager, Renee Julius on 027 210 4973.

Name:_____

Address:_____

Email:_____

Preferred option:	Option 1	Option 2
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Comments:_____
