Appendix 6: S32AA Assessment

Provision	Effectiveness and efficiency	Costs and benefits	Risk of not acting or acting	Conclusion as to the most appropriate option
DPZ-SCHED1	The amended NCO will be both more efficient and effective in achieving NOISE-01 and NOISE-02 (and DPZ-01) than the NCO in the PDP as notified because the amended NCO better represents the actual noise environment (particularly as a result of the rail siding) and better defines the area within which Synlait must manage its noise effects. The assessment of effects suggests that there will be economic benefits to Synlait, and indirectly to the wider community, with negligible to minor adverse effects on the noise environment experienced by the properties within the proposed amended NCO.	Requirement for more landowners to meet acoustic insulation requirements when establishing a noise sensitive activity or additions/alterations (also required in association with SH and Rail in any case). However; acoustic standards likely to be achieved with standard constructions of medium to heavy-weight cladding and standard thermal double-glazing in any case and therefore not a significant additional cost.	The risk of not acting is that the NCO does not reflect the actual and consented noise environment and accordingly does not effectively manage the development of noise sensitive activities and protect the health and wellbeing of people and their amenity values, nor protect this important infrastructure from reverse sensitivity effects.	The recommended amendment as explained at paragraphs 2.84-2.87.

Provision	Effectiveness and efficiency	Costs and benefits	Risk of not acting or acting	Conclusion as to the most appropriate option
		Increased noise north of the site, but the effects on privately owned properties aside from Synlait are considered negligible to minor as per the acoustic evidence and the area is already affected by SH and rail noise. The use of the rail siding and the expanded NCO must also be considered in the context of a reduction in heavy vehicles of some 16,000 per year, and a consequential reduction in carbon emissions.		

Provision	Effectiveness and efficiency	Costs and benefits	Risk of not acting or acting	Conclusion as to the most appropriate option
		Enables the continued operation of a well-established industrial activity which has significant economic benefit to the District, region and nation.		

Note: Synlait have prepared a s32 Assessment in the evidence of Ms Nicola Rykers.[1]

[1] https://extranet.selwyn.govt.nz/sites/consultation/DPR/Shared%20Documents/Hearing%2017%20Noise/Hearing%2017%20Submitter%20Evidence/DPR-0420%20Synlait%20Milk%20Limited%20-%20Nicola%20Rykers%20(Planning).pdf