

8 June 2019

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By email: Michelle.Carmine@waidc.govt.nz

Dear Michelle

RE: Countdown Pokeno: Review of construction and operational noise effects

Introduction

Waikato District Council has engaged Styles Group to review the assessment of noise effects provided by the applicant in support of the proposal to construct and operate a Countdown supermarket in Pokeno, on the corner of Great South Road and Wellington Street.

We have reviewed the following documents:

- Marshall Day Acoustic (MDA) report dated 30 April 2019
- MDA response to section 92 dated 24 May 2019
- Proposal document dated 20 February 2019

The noise issues for the proposal relate to the construction and operational noise effects of the proposed supermarket when received at proximate Residential zoned sites. This review does not repeat details already provided to Council by the applicant unless it is relevant to do so.

The noise and vibration related issues for the proposal are summarised as follows:

- (1) Construction noise and vibration effects
- (2) Operational noise effects

Construction noise

Noise performance criteria

The MDA report sets out the correct district plan zoning and permitted limits for construction noise. For the purpose of this review, the permitted construction noise levels are 70 dB L_{Aeq} and

85 dB L_{Amax} measured 1m from the façade of the receiver building, between the hours of 7:30am – 6.00pm Monday to Saturday.

Predicted noise levels and methodology

Section 6.3 of the MDA report predicts that construction noise is expected to comply with the limits of 70 dB L_{Aeq} and 85 dB L_{Amax} measured 1m from the façade of the receiver building.

The recommendations of the MDA report included comments that any exceedance is managed through a construction noise management plan (CNMP) and that where practicable, construction noise shall not exceed the noise limits in Table 2 of NZS 6803:1999. We recommend that a CNMP is implemented but any potential exceedance should be addressed at the application stage.

This was discussed with MDA who confirmed that full compliance with the construction noise limits is achievable. A condition should be included requiring compliance with the construction limits of 70 dB L_{Aeq} and 85 dB L_{Amax} when measured 1m from the façade of any occupied receiver building.

Operational noise

Noise performance criteria

The MDA report sets out the correct district plan zoning and permitted noise limits for operational noise. Rule 29.6.1 of the Waikato District Plan (Franklin Section) prescribes a noise limit of 55 dB L_{Aeq} (7.00am – 10.00pm) and 45 dB L_{Aeq} (10.00pm – 7.00am) when measured within the boundary of any site zoned Residential within the High Background Noise Area.

Predicted noise levels and methodology

The MDA report states that daytime noise sources are subject to an adjustment up to -5dB for noise sources that are not present for the entire day in accordance with NZS6802:2008. Although it is correct that the standard allows for an adjustment up to -5dB, it is important to specify which of the individual noise sources the adjustment has been applied to and what level of adjustment has been applied. The original MDA assessment did not set this out. The adjustments have been confirmed by MDA in the section 92 response. The updated report clarifies that day time car park activities are located at the front of the site adjacent to commercial tenancies and away from the residential dwelling to the rear and may therefore be subject to a larger adjustment than was otherwise apparent.

In the section 92 response, MDA also state that there was an error in the ambient noise for the service station and residential dwelling being mixed up and the correct table has been provided. We confirm this has been corrected and note that the typographical error does not have any effect on the assessment or conclusions.

All other operational noise matters raised in our section 92 have been adequately addressed by the applicant and we are of the view that, subject to conditions, the proposed supermarket can operate in compliance with the operational noise limits of the Waikato District Plan, and will not exceed a reasonable noise level in terms of section 16 of the Resource Management Act.

Conclusion

Our review of the applicant's assessment concludes that it is practicable to comply with the operational noise limits of the Waikato District Plan and the recommended construction noise limits in NZS6803:1999 Construction Noise.

We are of the view that, subject to conditions, the proposed supermarket can operate without exceeding reasonable noise levels in terms of section 16 of the Resource Management Act.

Recommended Conditions

If consent is granted, we recommend that the following conditions are imposed and complied with:

Construction Noise:

1. All construction works must be designed and carried out to comply with a limit of 70 dB L_{Aeq} and 85 dB LA_{max} at 1m from the facade of any occupied building. All construction noise must be measured and assessed in accordance with NZS 6803:1999 *Acoustics – Construction noise*.
2. All construction works on the site must only be undertaken between 7:30am – 6.00pm Monday to Saturday. This does not prevent quiet works that cannot be heard off the site from being undertaken outside these hours such as internal painting, electrical work and fitout, as specified in the Construction Noise Management Plan (CNMP) in Condition 3.
3. Prior to commencement of excavation construction activities on the site the consent holder shall prepare a CNMP to the satisfaction of the Team Leader, Resource Consenting. The objective of the CNMP is to determine and require the adoption of the Best Practicable Option for minimising all construction noise effects and to set out the

measures required to ensure compliance with the noise limits in Condition 1. The plan shall set out, at a minimum:

- i) a description of noise sources, including machinery, equipment and construction techniques to be used;
- ii) the identification of activities and locations that will require the design of noise mitigation measures;
- iii) the measures that will be undertaken by the Consent Holder to communicate noise management measures to affected stakeholders;
- iv) the Best Practicable Option for the mitigation of the noise levels including physical mitigation, restrictions on hours for the noisy work, consultation and monitoring;
- v) methods for monitoring and reporting on construction noise;
- vi) methods for receiving and responding to complaints about construction noise;
- vii) contact details of the key staff responsible for the implementation of the CNMP and for the handling of complaints;
- viii) construction operator training procedures.
- ix) The activities that can be undertaken outside of the hours specified in condition 2 whilst maintaining compliance with the noise limits in Condition 1.

The CNMP shall be implemented and maintained throughout the entire construction period and shall be updated when necessary with the approval of the Council.

Operational Noise:

4. Heavy vehicle movements on the site are permitted only between the hours of 7.00am and 10.00pm.
5. Forklifts and lift stackers must be LPG or electric powered.
6. Tonal reverse alarms are prohibited on all vehicles that are permanently located on the Site, including the hoists, stackers and other moving equipment. Broadband reverse alarms may be used if reverse alarms are required.
7. Prior to the operation of the supermarket, acoustic screening shall be installed as per the design in Appendix B of the Marshal Day report dated 30 April 2019. The acoustic screens shall be 2m high and constructed of close-boarded timber with a minimum surface mass of 10 kg/m², such as 20-25mm thick timber palings or 17mm plywood.

The fence shall be maintained to be acoustically effective for the duration that this consent is given effect to.

8. The design and installation of all external mechanical plant/ ventilation must be overseen by a suitably qualified acoustics expert to ensure that the cumulative noise level from the plant and other noise sources do not exceed the limits in Rule 29.6.1B of the Waikato District Plan (Franklin Section). Prior to the issue of a building consent, the consent holder shall submit a report from a suitably qualified person demonstrating that the mechanical services design for the facility will comply with the permitted noise levels of Rule 29.6.1B.

I trust that this information is satisfactory. Please do not hesitate to contact me should you have any queries or require any further information.

Yours sincerely,



Daniel Winter, MASNZ
Styles Group