

22 December 2022

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Watchman Capital Limited

Attention: Bill Ritchie

Dear Bill

Ngongotahā Residential Development Fast Track Application

1 Introduction

SLR Consulting NZ Ltd (**SLR**) have been commissioned to undertake an assessment of acoustic effects associated with the proposal to construct a comprehensive development at 31 Ngongotahā Road in Ngongotahā. As part of the resource consent application phase, SLR's role is to evaluate compliance against the Rotorua District Plan's (the **Plan**) requirements and relevant rules for noise. SLR would identify appropriate additional control measures, if necessary, to result in reasonable noise effects.

The proposal is for the construction of a comprehensively masterplanned residential development ("the Project") at 31 Ngongotahā Road (State Highway 36), Ngongotahā, Rotorua being Lot 2 DP 337743 ("the Site"). It will see the construction and subdivision of 196 Household Units. Associated works include earthworks; and the construction and vesting of roading, three waters infrastructure, stormwater management devices (ponds and wetlands) and public open space. Approximately 392 residential car parks will be provided across the site.

2 Applicable Rotorua District Plan Requirements

The Plan contains noise performance criteria related to amenity impacts on neighbouring properties during construction, assessed in accordance with NZS 6803:1999 '*Acoustics – Construction Noise*'.

The Plan also contains noise performance criteria related to amenity impacts on noise sensitive activities near State Highways and controls on activities with surrounding existing activities, including rural contractor's depots.

3 High Level Review

Construction

The majority of construction-related noise generated during the construction phase of the project is anticipated to comply with the *Plan* given the separation distance to surrounding properties. However, it is not uncommon for short-term exceedances to occur on projects of this scale, particularly for work in close proximity of neighbouring receivers.

Resulting effects associated with any identified temporary infringements are anticipated to be reasonable and acceptable and typically managed through the adoption of a Construction Noise and Vibration Management Plan (**CNVMP**). A CNVMP identifies the Best Practicable Option (**BPO**) mitigation and management measures to reduce effects to reasonable levels. Such measures may include physical screening, plant/methodology limitations (e.g., limiting larger plant to works further removed from receivers), correspondence with neighbours, complaint response procedures and noise/vibration monitoring.

Reverse Sensitivity

Noise from traffic on the State Highway and operation of the adjacent industrial site would be quantified through measurement. How this relates to the proposal would then be investigated through detailed noise modelling. Following this, mitigation measures shall be identified to control such noise to meet the level of acoustic amenity anticipated as reasonable for residential activities in the Plan. This mitigation is likely to take the form of a combination of acoustic treatment of the proposed dwelling building envelopes and boundary screening where appropriate. This means of mitigating such acoustic effects is commonly and effectively implemented across New Zealand.

4 Experience and Qualifications

The acoustic assessment would be overseen and managed by Peter Runcie. Peter is an acoustic specialist with over 15 years of experience in the field of acoustic consultancy. He has worked on projects in New Zealand, Australia, the UK, Europe and the Middle East across infrastructure, commercial, residential, healthcare and educational sectors, related to environmental impact assessment (EIA), building services and architectural.

Peter's experience encompasses a wide range of projects from planning applications for single items of plant through to large scale environmental impact assessments for mixed use developments and infrastructure; from inception through to construction and completion, commissioning and peer review. He also has extensive experience in building acoustics providing advice to ensure both occupier comfort and compliance with local standards for residential, commercial, educational and leisure developments.

He undertakes technical peer review work for Councils across New Zealand. Peter has also appeared multiple times in the Environment Court as an expert witness.

We trust the above serves to supply the information required, should you have any queries please do not hesitate to contact us.

Yours sincerely,



PETER RUNCIE
Technical Director

Checked/
Authorised by: LJ