9 June 2021

710.30077-L02-v0.2 Acoustics Fast Track Letter.docx

HND TS Limited
C/ Berry Simons

Attention: Mr Andrew Braggins

Dear Andrew

North Shore No 1
Acoustics - Fast Track Letter

1 Introduction

SLR Consulting NZ Ltd (**SLR**) has been commissioned to undertake an assessment of acoustic effects associated with the proposed development known as North Shore No 1 in Takapuna, Auckland. As part of this work, during the resource consent application phase, SLR's role is to evaluate compliance against the Auckland Unitary Plan (**AUP**) requirements and relevant rules and, if necessary, to identify appropriate additional control measures to result in reasonable noise and vibration effects.

2 Experience and Qualifications

The acoustic assessment will 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 commercial, residential, healthcare and educational sectors, related to environmental impact assessment (EIA), building services and architectural acoustics within the context of large developments through to smaller bespoke projects.

Peter's experience encompasses a wide range of projects from planning applications for single items of plant through to large scale EIAs for mixed use developments; 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 Auckland Council and is an approved Auckland Council Producer Statement author authorised to demonstrate compliance with the Building Code. Peter has also appeared in the Environment Court as an expert witness.

3 AUP Requirements

The AUP contains performance requirements and criteria related to acoustics as follows:

a. Noise and vibration performance criteria related to amenity impacts on neighbouring properties during construction;

b. Vibration performance criteria related to the avoidance of cosmetic damage to neighbouring properties during construction;

c. Noise performance criteria related to operational noise impacts on neighbouring properties; and

d. Noise performance criteria related to provision of suitable internal noise environments within noise sensitive (residential) elements of the proposal.

4 High Level Review

The majority of construction-related noise and vibration over the construction phase of the project is anticipated to comply with the AUP controls. Compliance with the performance criteria related to the avoidance of cosmetic damage to neighbouring properties during construction is also anticipated – through the use of adopting specific methodologies (such as bored piling) which generate low levels of vibration. However, the noise and vibration amenity controls are likely to be infringed during short-term periods when noisy works are taking place close to the boundary –largely during the basement excavation and retaining works. This is common across Auckland for projects of this scale, particularly for locations in close proximity of neighbouring receivers (as is a frequent occurrence in Auckland). Resulting effects associated with these temporarily infringements are typically managed through the adoption of a Construction Noise and Vibration Management Plan (**CNVMP**). A CNVMP identifies the Best Practicable Option (**BPO**) mitigation measures to reduce effects to reasonable levels and can include items such as screening, plant/methodology limitations, correspondence with neighbours, respite periods, complaint response procedures and noise/vibration monitoring.

Compliance with the performance criteria (c) and (d) above is commonly achieved through considered design of the development involving identification of management controls (e.g. time controls or limits on amplified music etc.) related to the use of commercial spaces such as restaurants and bars. Air-conditioning and other fixed plant noise and the provision of suitable sound insulation to noise sensitive spaces to meet the AUP requirements is readily dealt with during the detailed design phase through commonly adopted mitigation strategies involving screening and selection of plant and acoustic design input into the building architectural components.

SLR trust the above serves to provide the information required at this stage; however, should you have any further queries please do not hesitate to contact the undersigned.

Yours sincerely

PETER RUNCIE
Principal

Checked/ Authorised by: PG