

Consulting Advice Note

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| Date | 12/08/2025 |
| From | Jon Styles |
| To | Mark Lile |
| Project | Maitahi Village |
| Re | Review of draft CNVMP conditions |

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I have been asked to review the draft construction noise conditions contained in Sets A, B, J and K for the Maitahi Village. Each condition set duplicates the same construction noise conditions however the numbering of each condition is different in each set.

As we have discussed, there are some inconsistencies in the conditions relating to hours of work, heavy vehicle movements and compliance with noise limits. You have requested our advice on whether the conditions require any amendments to address these inconsistencies.

The primary objective of these conditions is to ensure compliance with construction noise limits set out in NZS6803:1999 *Acoustics- Construction Noise (NZS6803)* at all proximate receivers. None of my suggested amendments vary or increase the level of noise permitted by NZS6803 or the original condition set proposed by the applicant.

1.1 Noise generated by heavy vehicles accessing the Site via Ralphine Way

The noise generated by vehicles using a public road to access a construction site is not controlled by the NRMP or NZS6803. Compliance with the construction noise limits is typically determined by assessing the noise levels generated by construction vehicles from the point they enter the “site”.

In this case, Ralphine Way is a public road and does not form part of the application “site”. This means that the noise levels from construction vehicles is not controlled by the limits in NZS6803. Notwithstanding, the applicant is aware of concerns relating to noise generated by heavy vehicle movements on Ralphine Way and has volunteered conditions that are designed to manage noise generated by heavy vehicles entering the Site between 07:00 and 07:30am.

The information contained in the [Responses to Invited Parties](#) states that this will be achieved through the CNVMP, which will *“include prescriptive requirements to preclude any heavy vehicles queuing or idling on Ralphine Way before construction works commence on each day, and to ensure that heavy vehicles do not access the site via Ralphine Way before 7:30am”*.

The overall objective of the proposal is to undertake all construction work in compliance with the relevant noise limits in NZS6803. The proposed condition that sets out the permitted hours of construction work will enable construction work to occur from 07:00am, where the construction noise can comply with the relevant noise limits in NSZ6803. We understand that some construction vehicles will need to enter the site from 07:00am to enable construction work to

occur in parts of the site that are well separated from the Raphine Way receivers between 07:00-07:30.

I note that NZS6803 recommends the 55dB L_{Aeq} noise limit applies from 06.30am, but in this case the applicant is willing to delay the start of works until 7.00am. This will reduce noise levels compared to what NZS6803 provides for.

I have recommended modifications to the proposed conditions that will enable vehicle access to the Site between 07:00 and 07:30am, where noise generated by heavy vehicles can comply with a construction noise limit of 55 dB L_{Aeq} and 75 dB L_{AFmax} when measured and assessed 1m from the façade of any occupied dwelling between 7.00am and 7.30am.

This suggested change to the conditions appropriately mitigates the noise generated by heavy construction vehicles on Raphine Way in accordance with the relevant noise limits in NZS6803 for that half hour period. The approach will ensure the same noise outcomes of NZS6803 are achieved in respect of noise generated by heavy vehicle movements on Raphine Way between 7.00am and 7.30am.

I recommend that the CNVMP prescribes the specific restrictions on heavy vehicle movements that must be implemented to ensure noise generated by heavy construction vehicles does not exceed 55 dB L_{Aeq} and 75 dB L_{AFmax} between 7.00am and 7.30am when measured and assessed 1m from the façade of any occupied dwelling.

The construction noise limit applying between 07:00 and 07:30, Monday to Saturday is 15 dB below the permitted construction noise limit applying between 07:30 and 18:00, Monday to Saturday. The lower noise limit is designed to deliver a good level of protection to noise sensitive receivers for the early morning period, whilst allowing construction works to get underway at a low intensity. This also shortens the construction timeframe compared to limiting the start of all works to 30 mins later at 07.30am.

I consider this approach will deliver the same outcome of managing construction noise levels in compliance with the limits in NZS6803. The approach will provide receivers with a reasonable level of protection from noise generated by heavy vehicle movements in the period between 07:00 and 07:30 (Monday – Saturday), whilst enabling construction work to commence but only where compliance with the relevant construction noise limits can be achieved. As I set out above, the 07.00am start is still 30 minutes later than the 06.30am start time provided for in NZS6803.

The proposed modifications to the conditions set out below are designed to deliver the following outcomes:

1. Require compliance with the construction noise limits during all timeframes for the proposed hours of construction work. The conditions preclude any construction work occurring before 07:00 and after 18:00 or on Sundays or Public Holidays. This is despite NZS6803 providing for works that start at 06.30am and finish at 8.00pm (on weekdays).
2. Ensure that the CNVMP prescribes the specific restrictions that must be implemented to ensure that noise generated by heavy vehicles on Raphine Way complies with the relevant noise limits in NZS6803 (55 dB L_{Aeq} and 75 dB L_{AFmax}) between the hours of 07:00 and 07:30 (Monday to Saturday).

The recommended changes to the three conditions are presented below, including recommended new text and ~~deletions~~.

Recommended modifications to CNVMP conditions

The CNVMP Condition

1. The CNVMP shall provide as a minimum, the following details:
 - a) The relevant conditions setting out limits on noise levels, vibration levels and hours of work
 - b) The programme of works and consented hours of construction work.
 - c) The nature of any restrictions that must be implemented by the Consent Holder to ensure the noise generated by construction vehicles accessing the Site via Ralphine Way can comply with the noise limits in Condition X(ii). This may include restrictions on the number of heavy construction vehicles that can enter the site in any 15-minute period.
 - d) Identification of surrounding noise sensitive receivers.
 - e) Procedures for ensuring that the Consent Holder provides surrounding noise sensitive receivers with ongoing and regular updates throughout the various stages of construction work so that receivers have advanced notice of the approximate dates and duration of the busiest and noisiest construction activities on site that may affect receivers.

The construction noise limit condition

- X(i). Construction noise levels generated from the Site shall comply with the following limits, when measured and assessed 1m from the façade of any occupied dwelling or building on any other site in accordance with NZS 6803:1999: *Acoustics – Construction Noise*:

| Time Period | Maximum noise levels | |
|---|-------------------------------|--------------------------|
| | <u>L_{Aeq}(15min)</u> | <u>L_{AFmax}</u> |
| 07:00am to 07:30am, Monday to Saturday | 55 dB | 75 dB |
| 07:30am to 6:00pm, Monday to Saturday | 70 dB | 85 dB |
| At all other times and on Public Holidays | 45 dB | 75 dB |

- (ii). Noise levels generated by heavy vehicles on Ralphine Way and entering the site shall comply with the following limits, when measured and assessed 1m from the façade of any occupied dwelling or building on any other site in accordance with NZS 6803:1999: *Acoustics – Construction Noise*:

| <u>Time Period</u> | <u>Maximum noise levels</u> | |
|---|-------------------------------|--------------------------|
| | <u>L_{Aeq}(15min)</u> | <u>L_{AFmax}</u> |
| <u>07:00am to 07:30am, Monday to Saturday</u> | <u>55 dB</u> | <u>75 dB</u> |

The construction hours condition

Construction hours

- i. The permitted days and hours of construction work are:

- i) Monday to Friday 07:00 to 18:00
 - ii) Saturday 08:00 to 13:00 for construction work within 100m of any occupied dwelling on Ralphine Way.
 - iii) Saturday 07:00 to 17:00 for construction work more than 100m from any occupied dwelling on Ralphine Way
- ii. Heavy vehicle movements using the Ralphine Way access are limited to between 07:30 and 18:00 Monday to Friday and 08:00 and 17:00 on Saturdays, unless a certified CNVMP demonstrates that heavy vehicle movements accessing the Site between 07:00 and 07:30 (or 07.00am and 08.00am on Saturdays) can and will be managed to comply with the noise limits in Condition X(ii).
- iii. No construction work is permitted on Sundays or Public Holidays.