MARSHALL DAY Acoustics

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10 September 2026

Scope Planning
by email

Attention: Stephanie Blick

NEW CENTRAL PARK DEVELOPMENT - NOISE

Dear Stephanie

We have considered the matters relating to noise that could arise from the proposed New Central Park development, and comment on the pathway to assessing and addressing those effects.

The general matters of consideration are the following:

- Noise created by construction of the development, impacting neighbouring noise sensitive activities
- Operational noise related to proposed commercial and large format retail activities
- Reverse sensitivity controls, including requirements for sound insulation and ventilation to residential activities, and specifically addressing the requirements for residential activities within the state highway corridor setback.

District Plan Controls

The development is proposed to be built within the Metropolitan Centre Zone of the Operative Kapiti Coast District Plan. Within this zone:

- Construction noise is managed by rule Noise R10, through the application of NZS 6803:1999 *Acoustics – Construction Noise.*
- Permitted activity noise limits described in rule Noise-R4 apply to non-residential activities including fixed plant emissions, assessed within the metropolitan Centre Zone and at adjacent zones.
- Reverse sensitivity is managed through rule Noise-R14, which establishes a minimum façade sound insulation performance level and a requirement for ventilation. The rule also requires a more stringent degree of sound insulation for residential activities within 40 metres of a state highway.

All three of these matters are normally addressed by well established engineering methods, and must be assessed by review of detailed design of buildings, and by review of construction methodologies. The appropriate time to carry out these acoustic designs is at the detailed design stage of the project.

There is no outstanding uncertainty around the level of noise protection that is appropriate for and from this development, as these matters are all well-defined in the operative District Plan.

In my opinion there is no benefit in providing an acoustic report to consider these matters at the stage of obtaining consent for the project, as our assessment would simply fall to the requirements of the District Plan, and to require that in the course of project detailed design, appropriate reports to Council are made to demonstrate compliance with those requirements.

These reports would include a construction noise management plan, a noise-to-boundary assessment for commercial activities, and a façade insulation report for residential activities.

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Yours faithfully

MARSHALL DAY ACOUSTICS LIMITED



Miklin Halstead

Principal

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