



ASSESSMENT OF NOISE EFFECTS FOR A REFERRAL APPLICATION

AWANUI LINKS

PREPARED FOR
Swordfish Projects Limited
28 Telephone Road

DATE
18 March 2026

Acoustic assessment prepared by Styles Group for Swordfish Projects Limited.

REVISION HISTORY

Rev:	Date:	Comment:	Version:	Prepared by:	Reviewed by:
1	16/02/26		Final Draft	Jon Styles, MASNZ Director and Principal Styles Group	Gemma Styles Consultant Styles Group
2	18/3/26		Final		

Statement of experience

I am and have been the Director and Principal of Styles Group Acoustics and Vibration Consultants for 21 years. I am a Council Member of the Acoustical Society of New Zealand, and I am on the Board of Directors of the Australasian Association of Acoustical Consultants.

I have over 24 years' experience advising on the management of construction and operational noise and vibration effects. I have worked on a significant number of plan changes and resource consent applications for large-scale residential and mixed-use developments across New Zealand. I have extensive experience advising on the management of noise effects from land transport infrastructure, and development of controls to improve the compatibility of residential development around such infrastructure.

I am a regular and experienced expert witness for Council, Environment Court, District Court, High Court and Board of Inquiry hearings. I confirm that, in my capacity as author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

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Executive summary

Styles Group has assessed the potential construction noise and vibration and operational noise effects from the Awanui Links development at 28 Telephone Road (the **Site**).

This assessment has been prepared to accompany a referral application under the Fast-track Approvals Act 2024. The purpose of this assessment is to confirm that the proposal can be designed, managed and constructed to comply with the relevant permitted activity noise standards of the Waikato District Plan Operative in Part (**WDPOP**). This assessment also identifies the noise mitigation measures that should be formally incorporated into the substantive application to ensure the proposal is compatible with the level of acoustic amenity that is anticipated and provided for in the General Rural Zone (**GRUZ**) of the Waikato District.

The proposal is for a comprehensively master-planned, mixed-use development that combines high-end tourism, lifestyle living, retirement accommodation, and employment-generating light industrial land uses within a rural setting. The development is anchored by an 18-hole golf course and includes extensive visitor infrastructure such as a clubhouse, pro-shop, virtual golf centre, driving range, wellness centre, fine dining venue, hotel and event centre, and a café. Accommodation offerings comprise 10 large and 52 small luxury villas. The residential component includes 63 rural residential lots and a retirement village with a dedicated care facility. The project also features 9 light industrial lots, a solar farm, landscaped open spaces, wetlands, and integrated infrastructure.

This assessment considers the construction and operational noise levels from the project in accordance with the permitted activity noise standards prescribed by the WDPOP for noise generated and received between sites in the GRUZ. This assessment finds that the masterplan and layout of operational noise sources has been designed to deliver considerable separation to proximate dwellings on adjacent sites.

Overall, this assessment finds that the proposal can be designed, constructed and operated to comply with the noise standards for permitted activities in the GRUZ and achieve a high level of compatibility with the level of acoustic amenity that is anticipated for in the GRUZ. The substantive application will include:

- A comprehensive assessment of all operational noise sources and predicted noise levels
- Details of any physical or management based measures that may be required to ensure that the noise levels from the Site comply with the relevant noise limits in NOISE-R8 at all receivers beyond the Site, and
- Details of how functions and events will be managed in terms of frequency, level and duration.

The substantive application will confirm whether resource consent will be sought to enable exceedances of the permitted noise limits (i.e. from functions and events) at future notional boundaries within the current Site extent, including recommended noise limits and an assessment of how the frequency, level, duration and timing of any exceedances will be managed to be reasonable.

The preliminary assessment of construction noise effects finds that construction noise can be managed to achieve compliance with the permitted construction noise standards in the WDPOP and vibration levels can readily comply with the limits German Standard DIN 4150-3:1999 *Structural vibration – Effects of vibration on structures*. The substantive application will provide details of any physical or operational mitigation that must be implemented throughout the construction phase to ensure compliance.

1.0 Introduction

Swordfish Projects Limited has engaged Styles Group to assess the construction and operational noise effects from the proposal to develop approximately 115 hectares of land at 28 Telephone Road (the **Site**). This advice has been prepared accompany a referral application under the Fast-track Approvals Act 2024.

This assessment comprises an assessment of construction and operational noise effects in accordance with the relevant permitted noise standards prescribed by the Waikato District Plan Operative in Part (**WDPOP**).

This report should be read in conjunction with the documentation submitted with the Referral application and site plans. The relevant permitted noise standards of the WDPOP are reproduced in full in Appendix A.

2.0 The proposal

Awanui Links is a comprehensively master-planned, mixed-use development that combines high-end tourism, lifestyle living, retirement accommodation, and employment-generating industrial land uses within a rural setting.

The Awanui Links masterplan is displayed in Figure 1. The masterplan shows that the development is anchored by an 18-hole golf course and includes extensive visitor infrastructure such as a clubhouse, pro-shop, virtual golf centre, driving range, wellness centre, fine dining venue, hotel and event centre, and a café. Accommodation offerings comprise 10 large and 52 small luxury villas. The residential component includes 63 rural residential lots and a retirement village with a dedicated care facility. The project also includes 9 light industrial lots, a solar farm, landscaped open spaces, wetlands, and integrated infrastructure.



Figure 1 Awanui Links Masterplan

3.0 The Site and closest receivers

The Site and surrounding land is in the General Rural Zone (**GRUZ**) of the Waikato District. Figure 1 displays State Highway 1B (**SH1B**) along the south-western boundary of the Site and the designated rail corridor for the East Coast Main Trunk Railway (**ECMTR**) along the south-eastern boundary.

The Rail Noise Control Boundary and Rail Corridor Vibration Alert Area apply to the land adjacent to the ECMTR along the south-eastern boundary (displayed in Figure 2). The WDPOP includes land use controls for “Sensitive Land Uses”¹ inside the Rail Noise Control Boundary. The masterplan (Figure 1) has been designed so that no Sensitive Land Uses are proposed within the extent of the Rail Noise Control Boundary shown in Figure 2.

The south-western boundary borders SH1B. The WDPOP State Highway Noise control overlay (which applies to Sensitive Land Uses) applies to many sections of State Highway within the Waikato District,

¹ Sensitive land uses means all or any of the following:

- (a) An educational facility, including a childcare facility, waananga and koohanga reo,
- (b) A residential activity, including papakainga building, rest home, retirement village, visitor accommodation, manuhiri accommodation, home stay;
- (c) Health facility or hospital;
- (d) Place of assembly.

however an overlay does not apply to this section of SH1B. Notwithstanding, the Masterplan in Figure 1 shows that the Proposal has been designed so that there are no Sensitive Land Uses proposed adjacent to SH1B.

3.1 Receivers

The GRUZ noise standards apply at the notional boundary² of any dwelling on an adjacent site. Figure 2 displays the receivers (dwellings) surrounding the Site. These receivers are primarily consolidated to the south-west (Amber Lane and along SH1B) and south of the Site on Holland Road.

The adjacent land to the north and north-east of the Site is currently used for productive rural activities and does not contain any proximate dwellings. This assessment assumes that dwellings may be established on vacant sites in the future, and the noise levels from the Site must be managed to comply with the permitted standards at any existing or future notional boundaries.



Figure 2 The Site (outlined black) and closest receivers in the GRUZ (identified with a red circle).

4.0 Operational noise effects generated from the Site

NOISE-R8 of the WDPOP controls the operational noise levels generated and received between sites in the GRUZ. NOISE-R8 requires that noise levels received at the notional boundary of any site in the GRUZ must

² Defined by the WDPOP as “a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building”.

not exceed 50 dB L_{Aeq} between 7am and 7pm, 45 dB L_{Aeq} between 7am and 10pm and 40 dB L_{Aeq} and 65 dB L_{Amax} between 10pm and 7am³.

The proposal is to ensure that these noise levels are complied with at all times, when measured and assessed at any notional boundary adjacent to the Site.

The operational noise sources associated with the proposal include:

- Light industry operating on the 9 proposed industrial lots
- Mechanical plant noise (i.e. inverters and transformers) associated with the solar farm
- Vehicle noise on the internal road network
- Commercial activities associated with the Golf Course, the Wellness Centre, Hotel and Event Centre, Café and Visitor Accommodation
- Residential and retirement village activity.

4.1 The proposed noise sources in the context of the GRUZ

The maximum permitted noise levels prescribed by NOISE-R8 are designed to manage the noise levels from a range of activities that are anticipated and provided for in the GRUZ. The zone description in the WDPOP identifies that the purpose of the GRUZ is to provide for:

“primary production activities, including intensive indoor primary production. The zone also provides for occasional community facilities, agricultural produce processing facilities, rural-related commercial and industrial activities, conservation activities, network infrastructure, and extractive activities”.

We have reviewed the masterplan to identify the location of noise generating activities and to confirm any measures that may be required to ensure that noise levels comply with the maximum permitted noise levels prescribed by NOISE-R8 of the WDPOP at any notional boundary on an adjacent site.

This assessment also considers the proposed noise sources in terms of the character, timing, level and duration of noise that may be received beyond the Site. This report identifies whether any controls may be required to ensure that the character, level or duration of noise effects received beyond the Site is compatible with the level of noise amenity anticipated and provided for in the GRUZ.

4.2 Noise levels from the proposed Light Industrial Lots

The Light Industrial Lots are expected to accommodate rural based industries (i.e. such as a plant nursery, tractor sales or veterinary practice). Noise levels from the rural based industries will be controlled by the noise limits in NOISE-R8 that apply at any notional boundary (within or adjacent to the Site). The noise levels in NOISE-R8 are designed to provide rural dwellings with a good level of acoustic amenity, with a very good level of protection from nighttime noise effects.

³ Noise levels must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6801:2008 “Acoustics - Measurement of Environmental Sound” and New Zealand Standard NZS 6802:2008 “Acoustic - Environmental noise”.

The proposal is to ensure that the industries operate in compliance with the permitted noise levels prescribed by NOISE-R8 at all notional boundaries (within and adjacent to the Site).

We have not identified any challenges in terms of the industrial activities operating in a way that ensures compliance with NOISE-R8 at any notional boundary (within and adjacent to the Site).

The closest industrial lot is approximately 80m from the closest notional boundary on Amber Lane, separated by SH1B. A typical due diligence process would ensure that any future light industrial activities are aware of the need to comply with the relevant noise limits for the GRUZ before electing to establish on the Site.

4.3 Mechanical plant noise associated with the solar farm

The masterplan identifies the location of a 3,000m² solar farm adjacent to the proposed industrial lots.

The solar farm is expected to include noise generating mechanical solar plant (i.e. inverters and transformers) required for the conversion of electricity. The solar farm is relatively small and is not expected to require significant noise generating mechanical plant.

The masterplan shows that the closest notional boundaries are approximately 100m from the proposed solar farm. Based on our experience with a significant number of solar farms, we are confident that all mechanical solar plant can be selected and located in a way that ensures plant noise will be readily compliant and unintrusive outside the Site.

The substantive application will confirm that all mechanical plant associated with the solar plant will be located and designed to comply with the relevant noise limits in NOISE-R8, taking into account the cumulative noise levels from other proposed noise sources on the Site.

4.4 Golf Club activities, including hospitality, accommodation, function and event noise

The majority of the Site will be used for a Golf Facility. The masterplan identifies the proposed location of visitor accommodation, facility buildings, driving range and café. The operational noise sources associated with the Golf Course are expected to include:

- Vehicle noise, including electric golf carts
- People noise on the golf course, inside the hospitality areas, driving range facility and visitor accommodation facilities
- Maintenance activities, including mowing and grooming of the course using a variety of utility vehicles (tractors, mowers, rollers).
- Driving range noise, including ball-impact and ball collection.
- Mechanical plant (HVAC) associated with the Facility buildings.

4.4.1 Driving range noise

Styles Group has undertaken preliminary noise level predictions of proposed driving range activities using noise measurements of an operational driving range. Our preliminary noise level predictions indicate that the

driving range will generate a very low level of noise (less than 25 dB $L_{Aeq(1hr)}$ ⁴ at the closest receivers at 10 Amber Lane and 37 Telephone Road. This is a very low level of noise that is likely to be inaudible and not expected to generate annoyance or complaint.

We consider that the location of the driving range achieves adequate separation that will ensure the noise will be reasonable for proximate receivers adjacent to the Site. The operational noise associated with the golf ball collector and machinery used for grass grooming is also expected to generate a low level of noise at the receivers.

4.4.2 Hospitality, function and event noise received **beyond** the Site

The Masterplan displays the proposed location of the Wellness Centre and Event centre that will provide a facility for hospitality, accommodation, conferences, functions and events. These buildings are consolidated in the central part of the Site and separated from the closest notional boundaries on adjacent sites by distances exceeding 300m. These are large separation distances that will significantly mitigate any noise effects from the Site.

We understand that the proposal will provide for approximately 20 events per year for up to 150 people each. Functions and events will be designed to achieve a high level of compatibility with adjacent receivers. This will be achieved by ensuring that noise from amplified sound and patrons is managed in terms of level, duration and timing. The substantive application will confirm the proposed operational parameters for any events, including restrictions on the location, timing and level of amplified sound and any management-based measures to control people noise

We are confident that the noise levels from up to 20 functions and events can be managed to achieve compliance with NOISE-R8 at all receivers outside the Site. This outcome will be consistent with policy Temp (P2) which seeks to enable temporary events provided adverse effects are managed by:

- a) Limiting the timing, and duration of any temporary event; and
- b) Limiting noise generated by the temporary events to the permitted noise limits for the zone.

The noise levels from day-to-day operations associated with hospitality and accommodation activities are expected to be generally inaudible outside the Site. Noise from vehicles entering or exiting the Site from SH1B is not expected to be intrusive to the closest receivers on Amber Lane given the low vehicle volumes.

4.5 Hospitality, function and event noise received **within** the Site

The Masterplan shows that visitor accommodation is proposed throughout the golf course facility. We understand the accommodation units are likely to be on the same “site” as the Golf Facility and will therefore not introduce an internal compliance location where noise levels must be complied with.

The Masterplan shows that the closest proposed retirement village units will be approximately 50m from the outdoor area where outdoor events may be held and the closest rural-residential lots within the Site are approximately 220m from this area.

The substantive application will identify whether noise from any activities associated with the Golf Course (including functions and events) will require resource consent to exceed the permitted noise standards at future notional boundaries within the extent of the current Site. We expect that any exceedance of the

⁴ This noise level prediction includes a 5 dB penalty for Special Audible Characteristics for ball strikes.

permitted noise standards will be small given the prevailing requirement to comply with the noise standards and achieve a reasonable level of noise at all receivers beyond the Site.

Overall, we have not identified any challenges in terms of the noise sources associated with the golf club achieving a reasonable level of noise for all sensitive receivers within the Site. This will be achieved by ensuring that any activities that exceed the permitted noise levels in NOISE-R8 are controlled in terms of timing, noise level and duration.

4.6 Residential and retirement village activity

The Masterplan displays the location of the proposed rural-residential lots consolidated along the northern and north-eastern Site boundaries.

The noise from residential activity on the rural-residential lots is expected to be controlled by intermittent vehicle movements and noise from typical household activities. The overall character, timing and duration of noise generated by residential activity is expected to be consistent with the timing, character and level of noise from the rural lifestyle lots that are directly adjacent to the Site.

The proposed residential activities within the Site can readily achieve compliance with the permitted noise standards prescribed by NOISE-R8.

5.0 Substantive application to include an assessment of cumulative operational noise levels and effects

The substantive application will include a comprehensive noise assessment that is informed by computer noise modelling of the various operational noise sources outlined in this assessment. The computer noise modelling will be used to predict the cumulative noise levels from all proposed operational noise sources for comparison with the permitted noise levels prescribed by NOISE-R8.

The noise assessment will set out all proposed measures that may be required to ensure that operational noise sources are located, designed and managed to achieve a reasonable level of noise at all adjacent sites.

The substantive noise assessment will provide details of any reasons for consent (where required) to set noise limits that are higher than the underlying GRUZ noise standards for receivers within the Site. This may include the potential for 20 functions/ events per year to generate higher noise levels between 7am and midnight at notional boundaries within the Site, while maintaining the prevailing requirement to comply with NOISE-R8 at any other site in the GRUZ (outside the Site).

Any recommended noise limits for noise generated and received within the current Site extent will not supersede the overarching requirement for all operational noise sources to comply with NOISE-R8 at any adjacent site in the GRUZ (outside the Site).

6.0 Assessment of construction noise and vibration effects

6.1 Permitted construction noise standards

NOISE-R4 of the WDPOP require that construction noise levels are managed in accordance with the recommended numerical limits set out in NZS 6803:1999 '*Acoustics – Construction Noise*' (**NZS6803**).

NZS6803 provides guideline noise limits that are based on the duration of construction works at any one location, and the occupation (sensitivity) of the receiving site. The noise limits must be measured and assessed 1m from the façade of any occupied dwelling in a rural or residential zone.

We understand that the construction timeframe will be greater than 20 weeks in duration. We have therefore assessed the potential construction noise levels in accordance with the NZS6803's recommended noise limits for long term projects⁵.

We understand that construction activity will take place between 7:30am and 6:00pm, Monday to Saturday, when NZS6803 recommends a noise limit of 70 dB L_{Aeq} and 85 dB L_{AFmax} .

6.2 Proposed construction work

Construction noise will be generated from the preliminary earthworks to prepare the Site for the proposed golf facility and civil works to prepare the Site for infrastructure, building platforms and road construction, followed by vertical construction of buildings.

We expect that the construction works will require very typical plant and machinery such as bulldozers, compactors, chainsaws, excavators, paving machines, concrete pours and trucks. We understand that the proposed construction works will not include any rock breaking or blasting.

The highest construction noise levels are likely to be experienced where high noise generating works (such as road construction and vegetation removal) are undertaken within 50m of occupied dwellings on adjacent sites. Figures 1 and 2 shows that the closest receivers are consolidated along Amber Lane. These receivers will experience the highest construction noise levels when civil works are undertaken to prepare the Light Industrial Lots, including compaction, grading and paving works associated with the construction of the hardstand and access arrangements. The construction noise levels from vertical construction of buildings on the Light Industrial Lots will generally be quieter than the noise from civil works.

At this point in time, the proposed construction methodology detailing the construction equipment and durations of construction work in various parts of the Site is not yet available. For these reasons, we have not been able to predict the construction noise levels with a high degree of certainty. However, a very preliminary assessment finds that construction noise levels from the closest high noise generating activities can be managed to comply with the permitted construction noise limits at all receivers. This is largely due to the considerable separation distances to neighbours and the relatively typical construction activities that are likely to be required.

A detailed construction noise and vibration assessment will be provided as part of the substantive application that will include a detailed assessment of the proposed construction works in accordance with the recommended numerical limits and assessment procedures set out in NZS 6803, along with details of any physical or operational mitigation that must be implemented to ensure compliance.

6.3 Construction vibration

The WDPOP does not include any rules or standards to control vibration generated from construction work.

Notwithstanding, we have reviewed the likely separation distances between the closest areas of potential construction work and adjacent dwellings to determine whether vibration from construction work would be

⁵ The construction noise limit applying to construction projects greater than 20 weeks in duration.

likely to approach or exceed the vibration limits set out in German Standard DIN 4150-3:1999 *Structural vibration – Effects of vibration on structures* (the **DIN limits**). The DIN limits are designed to ensure that construction vibration avoids damage to buildings. The DIN limits are commonly used in District Plans and resource consents to manage vibration generated by construction activities.

Vibration generated by construction work is expected to readily comply with the limits for avoiding building damage without requiring any specific mitigation. This is due to the ample separation distances between potential vibration-generating construction activities on Site and the nearest physically existing buildings.

7.0 Noise and vibration from road and rail

The Masterplan shows that no sensitive land uses are proposed within 100m of the ECMTR. There are no sensitive land uses adjacent to SH1B.

We have not identified any concerns relating to noise or vibration from road and rail. The proposed masterplan does not trigger any mitigation requirement for road noise or rail noise or vibration.

8.0 Summary

Styles Group has assessed the potential noise and vibration effects from the Awanui Links development. Our analysis of the masterplan finds that the proposal is capable of achieving compatibility with the level of acoustic amenity anticipated and provided for in the GRUZ of the Waikato District.

A comprehensive acoustic assessment will be provided as part of the substantive application that should include the following information:

Operational noise

- Noise level predictions of all operational noise sources to demonstrate that the proposal can comply with the noise levels prescribed by NOISE-R8 at all receivers beyond the Site.
- Details of how noise levels from functions and events will be controlled in terms of frequency, noise level, timing and duration to ensure the proposal is compatible with the level of acoustic amenity anticipated and provided for in the GRUZ.
- Details of any other physical or management-based measures that may be required to ensure noise levels will be reasonable for sensitive receivers beyond the Site.
- Details of whether the proposal will include any reason for consent to exceed the permitted noise limits at notional boundaries within the Site, as well as recommended noise limits and details of how the noise levels will be reasonable for future noise sensitive receivers within the Site.

Construction noise and vibration

- An assessment of construction noise and vibration effects that demonstrates compliance with the noise limits in NZS 6803 and the DIN vibration limits, along with details of any physical mitigation that must be implemented throughout the construction phase to ensure compliance.

Appendix A WDPOP Noise standards

Definition of Noise Sensitive Activities

Means buildings or parts of buildings used for, or intended to be used for the following purposes:

1. Residential activity;
2. Visitor accommodation;
3. Schools and tertiary education premises;
4. Health centre

Definition of Noise Sensitive Activity

Means any or all of the following:

- (a) buildings used for residential activities, including boarding establishments, retirement villages, papakaainga housing development, visitor accommodation, and other buildings used for residential accommodation but excluding camping grounds;
- (b) marae and marae complex;
- (c) hospitals;
- (d) teaching areas and sleeping rooms in an education facility; (e) places of assembly.
- (e) places of assembly

Construction Noise

NOISE- R4	Noise- Construction	
All zones	(1) Activity status: PER Where: (a) Noise from any construction, maintenance, or demolition activity that is measured, assessed and managed in accordance with the requirements of NZS6803:1999 'Acoustics - Construction Noise'	(2) Activity status where compliance not achieved: RDIS (a) Effects on amenity values; (b) Hours and days of construction; (c) Noise levels; (d) Timing and duration; and (e) Methods of construction

Construction Noise – All Infrastructure (Appeal 000086)

AINF-R2	Construction noise	
All zones	(1) Activity status: PER Where: (a) Construction, maintenance, repair, replacement, upgrading or removal of infrastructure or the installation of new infrastructure must comply with NZS 6803:1999 Acoustics - Construction noise.	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on amenity values; (b) Hours of construction; (c) Noise levels; (d) Timing and duration; and (e) Methods of construction

Noise generated and received in the General Rural Zone

NOISE- R8	Noise- general	
GRUZ- General Rural Zone	(1) Activity status: PER Where: (a) Noise measured at the notional boundary on any other site in the GRUZ - General Rural Zone must not exceed: (i) 50dB L_{Aeq}, 7am to 7pm every day; (ii) 45dB L_{Aeq}, 7pm to 10pm every day; (iii) 40dB L_{Aeq} and 65dB L_{Amax}, 10pm to 7am the following day. (b) Noise measured within any site in any zone, other than the GRUZ - General rural zone, must meet the permitted noise levels for that zone. (c) Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 "Acoustics - Measurement of Environmental Sound". (d) Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 "Acoustic - Environmental noise".	(2) Activity status where compliance not achieved: DIS

Rail Corridor Noise Control Boundary

NOISE- R44	Construction of a new building containing a sensitive land use within a State Highway or Rail Corridor Noise Control Boundary
1. Activity status: PER Activity-specific standards: (a) New buildings are designed, constructed and maintained to ensure that any part of the building located within the State Highway or Rail Corridor Noise Control Boundary and containing an activity listed in Table 28 APP1: i. complies with the maximum future indoor design noise levels in Table 28 in APP1 and meets the ventilation requirements in Section 8.1(4) of APP1; or ii. is located so the nearest exterior façade of that part of the building is at least 50m from the formed carriageway of the state highway and 50m from the formed railway track and there is a solid building,	Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: 1. Adverse effects on health and amenity of people indoors within the Noise Control Boundary overlays 2. Alternative options for building design or location that would achieve compliance with the standards in APP1 3. Adverse effects on the continuing operation of the state highway network, or railway corridor as a result of non-compliance with the standards in APP1

fence, wall or landform that blocks the line of sight from all parts of all windows and doors to that activity to: 1) All parts of the formed carriageway of the state highway. 2) All points 3.8m directly above the formed railway track; or iii. is located so it can be demonstrated by way of prediction or measurement by a suitably qualified and experienced acoustic consultant that noise at all exterior facades of that part of the building will be no more than 15 dB above the relevant maximum indoor design noise levels in Table 28 in APP1: or iv. accords with the construction schedule in Table 29 of APP1 and meets the ventilation requirements in Section 8.1 (4) of APP1.	4. Any natural or built features of the site or surrounding area that will mitigate noise effects 5. The outcome of any consultation undertaken with NZTA or KiwiRail
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