

REPORT

Draft Construction Noise and Vibration Management Plan

100 Halsey Street - Substantive Application

RP Financial

NDY
A TETRA TECH COMPANY

CONFIDENTIAL

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1 INTRODUCTION

1.1 PURPOSE

The purpose of this report is to assist the construction team with suitable noise and vibration mitigation measures so that the construction/demolition works associated with the 100 Halsey Street project can be completed in compliance with the noise and vibration limits set out in the resource consent.

The site includes Lot 1 Section 2 Survey Office Plan 526051 and Lot 2 Deposited Plan 80054. The whole site is described as "100 Halsey Street" for the remainder of this report.

The proposed development seeks to deliver a high-quality mixed-use commercial precinct of five buildings comprising premium office accommodation, retail and food and beverage uses, integrated amenities and end-of-trip facilities, together with the supporting infrastructure, building services and car parking required to service the development.

Building 2 is proposed as a purpose-built data centre. The building will accommodate the specialist plant, infrastructure and servicing requirements associated with the data centre use, while also incorporating centralised infrastructure to support the wider development.

1.2 AUTHORITY

Authority to undertake this report was provided by RP Financial.

1.3 INFORMATION SOURCES

This construction noise and vibration management plan is written with reference to the following documents.

- Resource consent drawings by Peddlethorp
- Discussion and briefing on expected construction activities with LT McGuinness
- Auckland Unitary Plan (AUP)
- NZS 6803:1999 *Acoustics - Construction Noise*
- AAAC Guideline for Interpreting and Applying NZS 6803-1999 v1.0
- DIN 4150-3 (1999): *Structural Vibration - Part 3: Effects of vibration on structures*
- BS 5228-1:2009+A1:2014 - *Code of practice for noise and vibration control on construction and open sites - Part 1: Noise*
- BS 5228-2:2009+A1:2014 - *Code of practice for noise and vibration control on construction and open sites - Part 2: Vibration*

2 TERMINOLOGY

CNVMP: Construction noise and vibration management plan (this document).

Minimum setback distance (m): The minimum distance from a construction activity to the most affected facade on any neighbouring property that achieves compliance with the noise or vibration criteria.

Compliance point: For construction noise, unless otherwise specified, the compliance point is 1m from the most affected facade of an occupied building, between 1.2m and 1.5m above the relevant floor level. For construction vibration, the compliance point is typically taken on the topmost floor of the affected building, although measurement may alternatively be taken on the foundations, if more appropriate.

2.1 NOISE

Decibel (dB): Noise levels are quantified in decibels, zero decibels being the threshold of audibility for a normally hearing young person and 140 decibels being a very loud sound that will cause discomfort or pain. The decibel scale is logarithmic. A doubling in subjective loudness would be represented by an increase in noise levels of 10 decibels (dB). A small change of 3dB would be just noticeable to most listeners.

A-weighted decibel (dBA): It is common practice to apply an "A" weighting to the sound pressure level in decibels. The A-weighting is applied to match measured sound to the response of the typical human ear. A-weighted decibels can be measured with a sound level meter which has been electronically adjusted in accordance with an international standard for A-weighting.

Time descriptors: The spread of noise over a time period can be expressed in various ways. Two of the most common for construction noise applications are:

- **L_{eq}:** The logarithmic average sound pressure level over the measurement period. According to the recommendations of the AAAC Guideline for Interpreting and Applying NZS 6803-1999, the L_{eq} time period should be 15 minutes, unless otherwise specified by the territorial authority's plan.
- **L_{max}:** The loudest single event over the measurement period.

2.2 VIBRATION

Peak particle velocity (PPV): The maximum absolute value of velocity. This is typically measured in three directions (x, y, z) where one of the directions normally runs parallel to a side wall of a building of interest and another is oriented vertically.

3 PROJECT DESCRIPTION

3.1 SITE LOCATION AND ZONING

The site is located at 100 Halsey Street, Auckland and is bound to the north by Packenham Street West, the south by Gaunt Street, and the east by Halsey Street.

The existing Travelodge building, located on the corner of Pakenham and Halsey Streets, is to be retained as part of the development and remain operational throughout the duration of construction. The building is on the same site as the development. The building comprises a 154-room hotel, ground-floor retail and F&B uses, and the Wynyard Carpark, which currently provides a supply of 385 car parking spaces to the precinct. The hotel rooms are located along the northern and eastern facades of the building. The Wynyard Carpark is along the western and southern facades of the Travelodge facing towards the rest of the 100 Halsey Street site.

The existing NZ Bus depot currently operates across the rest of the site, with vehicle access from Halsey Street. NZ Bus will progressively reduce its operational footprint across the site as construction progresses, coordinated with the proposed development staging.

The site and the nearest adjacent sites are located within the Business – City Centre Zone as defined in the AUP. Figure 1 below shows the AUP zoning map for the site and surrounding area, with the site boundary shown in blue.



FIGURE 1 AUP ZONING MAP

Nearby receptors around the site include:

- 139 Packenham Street West, 124 Halsey Street, and 101 Packenham Street West to the north across Packenham Street West – commercial office buildings.
- 75-81 Halsey Street to the west across Halsey Street – the Lighter Quay apartment building.
- 21 Viaduct Harbour Avenue to the west across Halsey Street – the Sofitel Hotel.
- 22 Viaduct Harbour Avenue, 30 Gaunt Street, and 58 Gaunt Street to the southeast and south across Gaunt Street – commercial office buildings.
- 55 Gaunt Street to the immediate west – a future development site.
- 30 Daldy Street to the west across Daldy Street – commercial office building.

The development includes five new buildings (B1 to B5). The closest distance from the edge of each proposed building to the nearest receptors is shown in Figure 2 below:

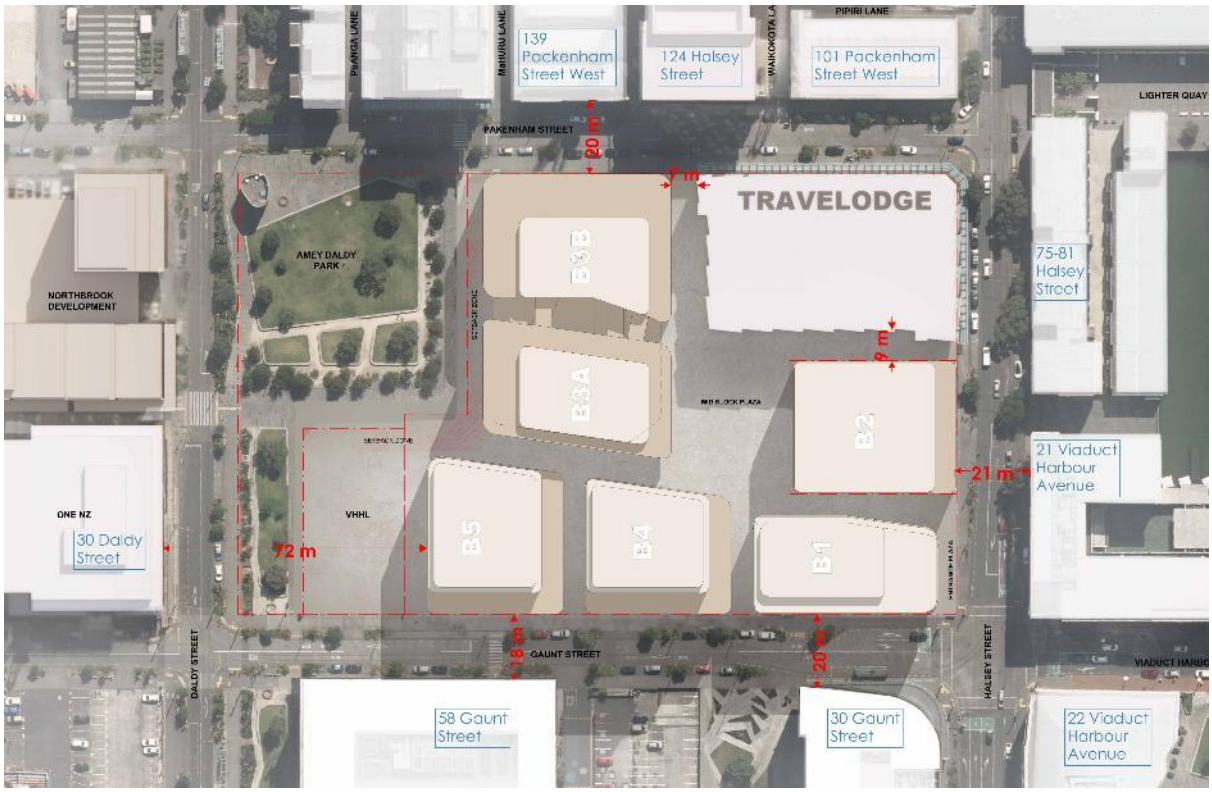


FIGURE 2 RECEPTOR DISTANCES

3.2 CONSTRUCTION PROGRAM

At the time of this draft CNVMP, specific staging and construction program have not been confirmed. This will be updated prior to submission of the final CNVMP for the site.

3.3 PERMITTED HOURS OF CONSTRUCTION

The Resource Consent sets out the following permitted hours of construction for noise generating activities:

- 7:00 am to 6:00 pm Monday to Friday

4 CONSTRUCTION ACTIVITIES AND MITIGATION MEASURES

The following activities have been identified to NDY as potentially producing high noise or vibration levels.

- Excavation
- Piling (bored)
- Concrete pumping/pouring
- Truck movements

Noise and vibration mitigation measure for each of these activities is addressed in the sections below.

If additional activities or alterations to these activities are proposed, NDY must be made aware so that this report can be updated to reflect the changes.

4.1 GENERAL NOISE MITIGATION MEASURES

The following general noise mitigation measures are to be used when carrying out construction activities on site. The list below is not exhaustive, and contractors are to use best-practice methods to minimise noise, where reasonably practicable. General noise mitigation measures include:

- Localised noise barriers around particularly noise construction activities (when necessary)
- Selection of quiet / muffled equipment
- Time management of noisy construction equipment (where necessary)
- Installing permanent equipment away from the neighbouring buildings
- Shutting down equipment that is used intermittently in the intervening periods between works. Idling equipment will contribute to the overall construction noise environment
- Fitting trucks and other vehicles with non-tonal reversing alarms
- Avoiding using vehicle warning devices such as horns as signalling devices
- Avoiding dropping equipment/materials from height or into trucks
- Controlling the use or volume of portable radios/music systems

In addition to the above measures, affected neighbours should be advised when particularly noisy activities are to be carried out that may approach the permitted limits, such as large equipment operating at the minimum setback. Affected neighbours should be given the contact details of the nominated responsible person for the implementation for the CNVMP (see Section 5.1).

A complaints record shall be kept on site and in the event of a complaint relating to noise being received, the recommendations in Section 5.2 of this report shall be implemented.

4.2 SITE HOARDINGS (NOISE BARRIERS)

Given the heights of the surrounding receivers, site hoardings will have limited effectiveness at controlling noise. We recommend that a standard site hoarding constructed from plywood or similar is erected around the site boundary to minimise noise impacts to the lower levels of neighbouring sites and to the surrounding streets.

For the staged developments of buildings near outdoor NZ Bus Depot spaces within the 100 Halsey Street site (while still occupied by NZ Bus), a taller barrier should be implemented to minimise noise effects. This should be a minimum 2.4 m high non-perforated site hoarding of at least 10 kg/m^2 (e.g. plywood, cement sheet, or similarly approved). The specific locations and times for installation of this barrier should be reviewed alongside the construction staging approach and updated as required for the final version of this CNVMP.

All noise barrier hoardings are to be:

- Solid and free of gaps
- Hard against or sealed down to the ground
- Sufficiently robust to last the duration of the construction works without structural failure or gaps appearing

Gates and doors within a noise barrier hoarding are permitted, provided a sufficient overlap is incorporated around the perimeter of the opening panel where it meets the fixed hoarding, and the gate/door closes with minimal gaps.

4.3 EQUIPMENT AND SETBACK DISTANCES

4.3.1 NOISE

Setback distances are provided which represent the minimum compliant distance from the equipment to the most affected receiver without additional mitigation. If works are to occur closer to a receiver than these minimum setback distances, refer to the additional mitigation measures below.

TABLE 1 CONSTRUCTION NOISE SETBACKS

EQUIPMENT	SOUND PRESSURE LEVEL AT 10 M (SPL) (DB L_{AEQ})	INFORMATION SOURCE	MINIMUM SETBACK DISTANCE (M)
110t rotary bored piling rig	83	BS[1] C.3 Ref, 14	37[3]
40t dumper (Caterpillar 740B)	78	Goodman[2]	21
40t excavator, 226kW	79	BS[1] C2, Ref 14	22
30t excavator, 170kW	75	BS[1] C2, Ref 16	14
14t excavator, 66kW	69	BS[1] C2, Ref 25	8
Vibratory roller 8.9t / 98kW	75	BS[1] C.5, Ref 20	14
Vibratory roller, 3t / 20kW, max pass-by	73	BS[1] C.5, Ref 27	11

[1]*BS 5528-1:2009 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise*

[2]*Goodman Contractors Certification of Sound Power Levels report no. RP 002 2013641W, 11/12/2013*

[3]*Applies to all receivers except where alternative setbacks and limits were adopted in the resource consent. Alternative setbacks applicable to specific receivers are given in* Table 2 *below.*

Note: Whilst the above list represents the loudest equipment expected, other equipment may be used without necessarily breaching the overall noise limits.

Several receivers have alternative limits (with associated indicative setbacks) approved in the resource consent, where it is not practical for piling works to occur outside the standard minimum setbacks. These are:

TABLE 2 PILING SETBACKS TO SPECIFIC RECEIVERS

RECEPTOR	MINIMUM DISTANCE TO PILING ACTIVITY	PERMITTED PILING NOISE LEVEL	DURATION (PER RECEIVER)
139 Packenham Street West and 124 Halsey Street – offices	20 m	80 dBA L_{eq}	10 days
21 Viaduct Harbour Avenue and 75-81 Halsey Street – residential and hotel	21 m	80 dBA L_{eq}	10 days
30 and 58 Gaunt Street – offices	18 m	81 dBA L_{eq}	10 days

Piling activities which cannot comply with the noise limits set out in E25.6.28 of the AUP to the receptors at 21 Viaduct Harbour Avenue and 75-81 Halsey Street shall occur only between 9am to 5pm, Monday to Friday.

4.3.2 VIBRATION

Due to the construction types proposed, we anticipate the only significant vibration-producing activity will be the use of vibratory rollers (if required on site).

The setbacks from the following other activities are expected to be sufficient to achieve construction vibration compliance to all receivers:

- Excavation
- Piling. The closest piles to the receptors are predicted to comply based on the bored piling methodology

The table below lists equipment types and minimum setback distances from the equipment to the foundation of the affected building. We have provided two options for vibratory rollers, a larger and a smaller, to provide flexibility when working close to the site boundary.

TABLE 3 HIGH VIBRATION ACTIVITIES

EQUIPMENT	MINIMUM SETBACK DISTANCE (M) FOR COMPLIANCE WITH 2 MM/S PPV[1]	MINIMUM SETBACK DISTANCE (M) FOR COMPLIANCE WITH 5 MM/S PPV[1]
Vibratory roller 13t / 106kW (Cat C13)	45	22
Vibratory roller, 3.7t / 36kW (Cat CB34B)	21	10

[1]*Predictions based on BS 5528-1:2009 Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration*

Note: Whilst the above list represents equipment that produces the highest expected vibration levels, other equipment may be used without necessarily breaching the overall vibration limits.

As far as practical, equipment sizes and operating areas should be selected to comply with the minimum setbacks for 2mm/s PPV as per the second column of the table. If any vibratory compaction works are required within shorter distances, the following steps should be taken:

- Adhere to the setback distances given for compliance with 5 mm/s PPV
- Follow the required consultation as per E25.6.30(1)(b) for works which cannot comply with 2 mm/s PPV
- Confine these works to no more than 3 days

Given that most receiving locations are across the surrounding roads, we expect that managing vibration from compaction to these setbacks will be readily achievable.

4.4 ACTIVITY-SPECIFIC MITIGATION MEASURES

There are presently no activities for which specific mitigation measures have been identified. The likely activities are proposed to comply with the noise limits by adopting the proposed set-back distances (or alternative approved distances for piling).

If other activities arise which require specific mitigations, this section shall be updated accordingly.

5 COMMUNITY ENGAGEMENT

5.1 PERSON RESPONSIBLE FOR IMPLEMENTING CNVMP

The person identified as being responsible for the implementation of the CNVMP is:

Name of person responsible for implementing CNVMP:	TBC
Mobile number:	TBC
Email address:	TBC

The responsibilities of this person are to ensure:

- Appropriate implementation of this CNVMP.
- At least one responsible person shall be present on site at all times. If the primary identified responsible person is not present, their roles and responsibilities shall be appropriately delegated to another member of the site team.
- Permitted hours of construction are adhered to.
- All identified noise and vibration mitigation measures are in place and effective during construction hours.
- All noise or vibration complaints are responded to in a prompt and reasonable manner, following the methodology set out below.
- Any measurement of noise and vibration from the construction works is undertaken appropriately (refer to Section 6)
- If additional or altered noisy/vibration-producing activities are to occur which are not covered in this report, that advice is sought from a suitable qualified acoustic consultant to determine whether this CNVMP needs to be updated.
- That all noise suppression equipment for on-site plant is properly fitted, maintained and in good working order.
- In situations where engineering controls are rendered ineffective or infeasible, administrative noise/vibration control measures will be utilised. These may include:
  - Job rotation
  - Job redesign
  - Redesign of plant and methodology of work
  - Additional sound barriers/screening or sound reducing materials
- Training is carried out for all construction personnel on good noise/vibration management practices and the importance of adhering to the CNVMP. This should include:
  - Proper selection, use and maintenance of tools, machinery and related noise control devices
  - Positioning of machinery on-site
  - Avoidance of unnecessary noise/vibration production
  - Operation of sound measuring equipment by selected personnel
  - Procedures for receiving, referring and investigating complaints

5.1 COMMUNITY LIAISON

An important part of managing construction noise and vibration is to manage community expectations.

It is important for all personnel on construction sites to maintain good relations with their neighbours and to respect the rights of these neighbours to live or work nearby without being subjected to unreasonable or excessive noise.

Consultation and co-operation between the contractor and the neighbours before commencement of work, and the removal of uncertainty, helps reduce adverse reactions to noise.

Effective methods of communication include:

- Leaflet distribution
- Site signboards
- Personal visits
- Community meetings

The public relations person below has been identified for the project who will be responsible for overseeing the community liaison process:

Name of public relations person:	TBC
Mobile number:	TBC
Email address:	TBC

5.2 COMPLAINTS MANAGEMENT

The identified responsible person shall be responsible for receiving any complaints relating to construction noise and vibration. A thorough complaints record shall be kept at the site office which contains the following:

- Details of the complainant, including name and contact details
- Nature of the complaint
- Date and time of the complaint
- Construction activities being undertaken in the vicinity of the complaint location at the time
  - Details of the staff/subcontractor(s) undertaking works at the time of complaint
  - Any other relevant details
- If a complaint is received, the noise or vibration levels shall be monitored as soon as reasonably practicable by a suitable trained person. Ongoing monitoring via permanently installed loggers may be appropriate (refer to Section 6).
- If activities are identified that exceed the nominated noise/vibration limits, the identified responsible person shall take all practicable measures to reduce noise/vibration to a reasonable level.
- The complainant shall be contacted and advised of the outcome of the mitigation measures. The outcomes shall be recorded in the complaints log.
- If the complaint has been received via the Council, the outcomes of any noise/vibration monitoring and additional mitigation shall be submitted to Council's compliance team leader within 48 hours of the complaint being received.

6 CONSTRUCTION NOISE AND VIBRATION MONITORING

Monitoring of noise and vibration can be an important part of managing emissions from construction sites. Noise and vibration monitoring shall be undertaken in the event that any reasonable complaints are received.

Where monitoring is required, this shall be undertaken as either attended measurements, or via long-term installed loggers:

- In the first instance, it is often appropriate to undertake attended measurements to establish the noise/vibration source(s) and to identify whether any immediate mitigation measures can be implemented to reduce the noise/vibration levels.
- If the nature of the noise/vibration-producing activities varies over the course of several days or weeks, or if particular activities are identified as being at risk of exceeding the permitted limits, long-term monitoring is appropriate. Installed loggers with real-time data viewing and alert sending capabilities are recommended. Such monitors should be set up to send notifications of exceedances to the identified responsible person, broader construction team and/or project management team.

Where monitoring of construction noise and vibration occurs, it shall be undertaken in accordance with NZS 6803 and DIN 4150-3, respectively.

6.1 SHORT-TERM NOISE AND/OR VIBRATION MONITORING

Short term noise monitoring is not proposed for the site unless it becomes required as a response to a reasonable complaint;

If short term monitoring is carried out, it will involve attended noise and/or vibration measurements of the activity in question.

If it is not practical to measure noise at the facade or within an affected building, a proxy location may be determined (with appropriate noise level corrections applied).

6.2 LONG-TERM NOISE AND/OR VIBRATION MONITORING

Long term monitoring is currently not proposed for this site. Long-term vibration monitoring may be appropriate if:

- Multiple vibration complaints are received.
- If cosmetic or structural damage has occurred in the neighbouring properties.
- Short-term attended monitoring indicates a need for a greater extent of ongoing monitoring, which could be best achieved by deploying a long-term logger.

If it is not practical to measure within an affected building, the vibration assessments should be made on the foundations of the affected building.

7 CNVMP UPDATE PROCESS

This CNVMP should be considered a live document. Construction methodologies will inevitably vary as the project progresses with new or altered activities occurring which were not anticipated at the time of writing this plan.

If additional activities or alterations to the current activities are proposed, these should be brought to the attention of the NDY Acoustic team for assessment of the magnitude of any noise or vibration effects, prior to the works commencing.

If the noise or vibration effects are determined to infringe on the permitted standards, mitigation measures will be developed and this CNVMP updated accordingly to reflect the recommended changes.

8 CONSTRUCTION NOISE AND VIBRATION LIMITS

8.1 RESOURCE CONSENT CONDITIONS

To be updated with specific resource consent conditions when confirmed.

8.2 CONSTRUCTION NOISE LIMITS

Standard E25.6.28 of the AUP sets out construction noise limits in the Business – City Centre Zone.

E25.6.28. Construction noise levels in the Business – City Centre Zone and the Business – Metropolitan Centre Zone

(1) Construction activities in the Business – City Centre Zone and the Business – Metropolitan Centre Zone must comply with Standard E25.6.27(1) above for any receiver not in a Business – City Centre Zone or a Business – Metropolitan Centre Zone and must not exceed the levels in Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone and Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone when measured for any 30 minute period 1m from the façade of any building in the Business – City Centre Zone or the Business – Metropolitan Centre Zone that is occupied during the work.

Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone

Construction of 15 consecutive calendar days or more (total duration of works)		
Time	**$L_{Aeq(30\ min)}$**	**L_{AFmax}**
Monday to Friday 6.30am-10.30pm	75 dB	90 dB
Saturday 7am-11pm	80 dB	90 dB
Sunday 9am-7pm	65 dB	85 dB
All other times (night time)	60 dB	75 dB
All other times in the City Centre Residential Precinct and the Learning Precinct	55 dB	75dB

Where external measurement of construction noise is impractical or inappropriate, the upper limits for the noise measured inside the building will be 20dB less than the relevant levels in Table E25.6.28.1 Construction noise levels for construction less than 15 consecutive calendar days duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone and Table E25.6.28.2 Construction noise levels for construction of 15 consecutive calendar days or more duration in the Business – City Centre Zone and the Business – Metropolitan Centre Zone above.

8.3 CONSTRUCTION VIBRATION LIMITS

Standard E25.6.28 of the AUP sets out construction vibration limits.

E25.6.30. Vibration

(1) Construction and demolition activities must be controlled to ensure any resulting vibration does not exceed:

(a) the limits set out in German Industrial Standard DIN 4150-3 (1999): Structural vibration – Part 3 Effects of vibration on structures when measured in accordance with that Standard on any structure not on the same site; and

(b) the limits in Table E25.6.30.1 Vibration limits in buildings in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building.

Table E25.6.30.1 Vibration limits in buildings

Receiver	Period	Peak Particle Velocity Limit millimetres/second
Occupied activity sensitive to noise	Night-time 10pm to 7am	0.3 mm/s
	Daytime 7am to 10pm	2 mm/s
Other occupied buildings	At all times	2 mm/s

Works generating vibration for three days or less between the hours of 7am to 6pm may exceed the limits in Table E25.6.30.1 Vibration limits in buildings above, but must comply with a limit of 5mm/s peak particle velocity in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building, where:

(i) all occupied buildings within 50m of the extent of the works generating vibration are advised in writing no less than three days prior to the vibration-generating works commencing; and

(ii) the written advice must include details of the location of the works, the duration of the works, a phone number for complaints and the name of the site manager.

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