

22 July 2020

Winton
PO Box 818
Wanaka 9305

Attention: Simon Palmer

Dear Simon

NORTHBROOK RETIREMENT VILLAGE

Marshall Day Acoustics has been asked to consider the potential acoustic implication of proposed Northbrook Retirement Village being located within Activity Areas C2 and D1 of the Northlake Special Zone. The Queenstown Lakes District Plan (QLDP) defines the proposed activity as follows:

RETIREMENT VILLAGE

Means the development of residential units (either detached or attached) and associated facilities for the purpose of accommodating retired persons. This use includes as accessory to the principal use any services or amenities provided on the site such as shops, restaurants, medical facilities, swimming pools and recreational facilities and the like which are to be used exclusively by the retired persons using such accommodation.

Noise Limits

The QLDP provides the following noise limits:

vi. Noise

- a) Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:
 - (i) Daytime (0800 to 2000 hrs) 50 dB $L_{Aeq}(15 \text{ min})$
 - (ii) Night-time (2000 to 0800 hrs) 40 dB $L_{Aeq}(15 \text{ min})$
 - (iii) Night-time (2000 to 0800 hrs) 70 dB L_{AFmax}
- b) Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.
- c) The noise limits in (a) and (b) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
- d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.
- e) The noise limits in (a) and (b) shall not apply to sound from Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

Rule 12.34.4.2.vi is not considered to be particularly relevant because whether the activity is residential or not, is required to comply with the same effective noise limits.

The proposed activity is in effect residential in nature, albeit at different density rates, and therefore in our opinion compliance with Permitted Activity standards will ensure noise is controlled to an appropriate level.

We have reviewed the drawings by Three Sixty Architecture of the proposed building layout/use and have also discussed the application with Brown & Company planner Morgan Shepherd.

In our experience of retirement villages, the potential noise generated is not related to the density of residential units. In fact, it may be argued that less noise is generated by a more densely occupied retirement village than a low density residential activity. The reasons for the lower noise emission may include the general low number of residents who have or use motor vehicles, advanced age routine as well as general slow and peaceful lifestyle.

SUMMARY


In our opinion, the development of Areas C2 and D1 for use as a retirement village can comply with the Queenstown District Plan noise limits as is required for low and medium density residential activity.

We consider the retirement village activity can be considered permitted with respect to noise.

Please do not hesitate to contact me if you require any further information.

Yours faithfully

MARSHALL DAY ACOUSTICS LTD



Damian Ellerton

Associate