

20 December 2018

Project No. 1791059-002-002-R-Rev0

David Wong, Principal Planner

Auckland Council
Private Bag 92 300
Auckland 1142

PEER REVIEW OF ACOUSTIC REPORT – 90-104 FELTON MATTHEW AVENUE, ST JOHNS

Dear Mr Wong

Introduction

Auckland Council is reviewing a private plan change application by Fletcher Residential Limited to rezone the northern part of the land at 90-104 Felton Matthew Avenue, St Johns, Auckland from Business - Light Industry Zone to Residential - Mixed Housing Suburban Zone. As part of this process, Norman Disney and Young (NDY) has prepared *90-104 Felton Matthew Avenue – Acoustic Report* dated 1 October 2018 (the NDY report).

Golder Associates (NZ) Limited (Golder) has been commissioned by Auckland Council to peer review the NDY report. This document¹ sets out a list of initial information requirements that Golder has identified to be necessary to complete our peer review of the report.

Additional Information Requirements

We have identified the following information as required for us to undertake a thorough and complete peer review of the NDY report.

Table 1: Further information request.

Report section number	Golder comments	Golder request for additional information
Section 2	Section 2.2 presents the <i>Auckland Unitary Plan – Operative in part (AUP)</i> zoning map for the area in Figure 6. Golder notes this shows the Business Light Industry Zone extending along and beyond the north-east side of the application site, as well as to the south-east.	Please confirm whether or not the application site is bordered on two sides by land zoned Business - Light Industry.

¹ This document is issued subject to the attached limitations.

Report section number	Golder comments	Golder request for additional information
Section 2.2	<p>Section 2.2 also provides the AUP residential zone noise limits from Section E25.6.2 of the AUP Table 2, which are identified as the noise exposure levels for the re-zoned application site. However, Golder notes that AUP Section E25.6.19 identifies the noise limits for residential zoned receivers beyond the business zone interface.</p>	<p>Please confirm which set of noise limits, either E25.6.2 or E25.6.19, are applicable to Business (Light Industry) zoned activities on sites adjacent to residentially zoned land.</p>
Section 3	<p>This section provides analysis of the suitability of the proposed rezoned land for residential use based on the noise survey data reported in Section 2 and the continued use of the adjacent site to the south-east, which does not form part of the application and will remain in the Business Light Industry Zone. However, the AUP zoning map for the area shown in the NDY report Figure 6 shows that the Business Light Industry Zone extends along and beyond the north-east side of the application site.</p>	<p>Please include the assessment of the potential effects from the permitted use of the of the Business – Light-Industry Zone to the north-east of the application site.</p> <p>Please also assess the reverse sensitivity effects of the proposal on the use of the adjacent Business – Light Industry zoned sites. Please identify how activities on these sites could be constrained by having to comply with the residential zone interface noise limits (AUP Section E25.6.19) rather than the light industry zone noise limits (AUP Section E25.6.5).</p>
Section 3	<p>In addition, Section 3 of the NDY report considers that in relation to the adjacent site to the south-east “Noise from this property can be controlled with simple noise management plans e.g. eliminate or reduce car park spaces or/and the construction of a perimeter wall between the proposed subdivision and the Gerard Roof property”.</p>	<p>Please identify the potential noise source heights and relative locations to the potential receivers within the application site, based on the permitted building heights and set back distances in the Business Light Industry Zone</p> <p>Please identify how the potential activities on the adjacent Business Light Industry zoned sites will need to be modified to comply with the residential zone interface noise limits (AUP Section E25.6.19) rather than the light industry zone noise limits (AUP Section E25.6.5).</p>

Conclusion

The provision of the information identified above is required to allow Golder to undertake a thorough and complete peer review of the NDY report for the proposed development at 90-104 Felton Mathew Avenue, Sy Johns, Auckland.

Specifically, the NDY assessment has not considered the reverse sensitivity effects / conflicts between incompatible landuses of the proposed rezoning in terms of the constraints on the permitted light-industrial activities on the adjacent sites arising from the changes to the applicable noise limits for the application site.

Golder Associates (NZ) Limited



John Cawley
Principal Acoustic Specialist

JC/KB/jc

Attachments: Document Limitations

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