

**Before the Hearings Commissioner appointed by
the Selwyn District Council**

Under

the Resource Management Act
1991 (**Act**)

And

In the Matter of

an application under section 88 of
the Act (RC245088) for resource
consent to establish and operate a
supermarket and small-scale
ancillary retail tenancies, including
associated earthworks, access,
carparking, signage and
landscaping

**Statement of Evidence of
William Peter Reeve
for Woolworths New Zealand Limited**

Dated: 2 September 2024

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INTRODUCTION

Qualifications and Experience

1. My full name is William Peter Reeve. I am employed as a Senior Associate with Acoustic Engineering Services.
2. I hold a Bachelor of Engineering with Honours from the University of Auckland. I am a member of the Acoustical Society of New Zealand.
3. I have over 12 years' experience in the field of acoustic engineering consultancy and have been involved with many environmental noise assessments on behalf of applicants, submitters and as a peer reviewer for Councils, including other supermarket and retail developments.

Background and Involvement

4. My company was engaged by Woolworths New Zealand Limited (**Applicant**) to provide an Assessment of Environmental Noise Effects for a new supermarket to be located at Goulds Road, Faringdon, in support of the resource consent application.
5. I prepared the Assessment of Environment Noise Effects report submitted with the Application in conjunction with my colleague Mr Chen. I am also familiar with the project site and conducted a site visit on the 17th of January 2024.

Code of Conduct for Expert Witnesses

6. Although this is not an Environment Court hearing I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. This evidence is within my area of expertise, except where I state that I am relying on material produced by another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE OF EVIDENCE

7. The topics covered in my evidence are as follows:
 - (a) the site and existing noise environment;
 - (b) the proposal;
 - (c) assessment criteria for operational noise;
 - (d) operational noise effects;

- (e) construction noise and vibration effects;
 - (f) proposed conditions of consent; and
 - (g) response to submissions.
8. I have read the Section 42A Report prepared by Mr Hegarty, the accompanying acoustic peer review prepared by Mr Staples of Marshall Day Acoustics and commented on the proposed condition set.
9. I have reviewed submissions as they relate to noise.

EXECUTIVE SUMMARY

10. I have assessed all noise sources expected to be associated with the operation of a proposed Woolworths located on Goulds Road, Faringdon.
11. I have calculated noise emissions from the activity and assessed this against relevant guidelines for the protection of residential amenity.
12. Based on my analysis I expect noise effects from the activity to be less than minor at all nearby sites, which aligns with the view of the Selwyn District Council (**Council**) peer reviewer.

SITE AND EXISTING NOISE ENVIRONMENT

13. I visited the site on the 17th of January 2024 between 0900 and 0945 hours to undertake ambient noise measurements and observe the existing acoustic environment.
14. The site is in an area that is undergoing significant development. Currently the noise environment is dominated by vehicles on nearby roads, Goulds Road in particular. Some measurement locations were also influenced by noise from children playing at the nearby Neemo Childcare Centre. Daytime noise levels at sites close to Goulds Road were measured to be in the order of 52 – 60 dB L_{Aeq} depending on the level of activity on the road.
15. While night-time levels, and noise levels at sites further removed from Goulds Road will be lower, I expect that ambient noise levels will generally increase as development continues in this area, whether in the Faringdon Oval subdivision or at other sites nearby, or as associated with increased vehicles on the supporting road network.

THE PROPOSAL

16. I understand that the proposal is to establish a supermarket with a floor area of some 3,528m², two to four small scale retail tenancies within a total floor area of 374m², and a carpark.
17. The supermarket and associated retail will operate between 0700 – 2200 hours daily and will include an online order pick-up drive through on the eastern side of the supermarket with courier van parks to the left of that.
18. The development will be located within a portion of Stage 11 of the 'Faringdon Oval' subdivision and will be bordered by residential lots located within the same stage, across the future road designation in stage 2, and across Goulds Road.

ASSESSMENT CRITERIA FOR OPERATIONAL NOISE

19. To determine appropriate acoustic criteria for operational noise from this development, I reviewed relevant guidance including the Partially Operative Selwyn District Plan, NZS 6802:2008 and the World Health Organization (**WHO**) guidelines. I also considered the current and expected future noise environment in the vicinity of the site.
20. I expect that adverse noise effects from the proposed activity will be less than minor, where daytime noise levels are:
 - (a) 55 dB $L_{Aeq(15min)}$ or below at the notional boundary of any rural site (including the lots within the Faringdon Oval subdivision), or at residential locations close to Goulds Road that are exposed to higher levels of traffic noise.
 - (b) 50 dB $L_{Aeq(15min)}$ or below at the boundary of any other residentially zoned site.
21. I expect adverse night-time noise effects will be less than minor provided noise levels are:
 - (a) 45 dB $L_{Aeq(15min)}$ / 70 dB L_{AFmax} or below at the notional boundary of any rural site, including the lots within the Faringdon Oval subdivision.
 - (b) 40 dB $L_{Aeq(15min)}$ / 70 dB L_{AFmax} or below at the boundary of any residentially zoned site, noting that small exceedances (in the order of 2 dB) from vehicles departing the site after 2200 hours are not expected to be of concern for sites close to Goulds Road.

OPERATIONAL NOISE EFFECTS

22. I have assessed daytime noise levels at nearby sites from the operation of the proposed supermarket development, including from the carpark, loading bay / back of house, and small retail tenancies. Predicted cumulative levels are as follows:
- (a) At the Faringdon Oval residential interface (lots 215 and 230) – 50 dB L_{Aeq} .
 - (b) At the closest sites in Stage 2 of Faringdon Oval (lots 21 and 22) – 51 dB L_{Aeq} .
 - (c) Across Goulds Road on Edgar Way, opposite where delivery vehicles enter the site – 52 dB L_{Aeq} .
 - (d) At Lots 194 – 197 in Faringdon Oval opposite where delivery vehicles depart the site – 54 dB L_{Aeq} .
 - (e) Across Goulds Road on Jacobs Lane, opposite the carpark – 53 dB L_{Aeq} .
23. These levels are consistent with the acoustic criteria and will maintain a suitable level of residential amenity for the surrounding sites. I therefore expect adverse noise effects from the proposed supermarket activity to be less than minor. I note that Mr Staples, acoustic reviewer for Council, has agreed with this conclusion.
24. In the period immediately after 2200 hours, there may be staff, and some residual customer movements from the site. My predictions show this may result in a noise level of 42 dB L_{Aeq} at the boundary of residential sites across Goulds Road. Considering this is below the WHO guidance threshold for sleep disturbance (45 dB L_{Aeq}) and the character of the noise being consistent with general vehicle noise on Goulds Road, I expect that this will result in less than minor adverse noise effects. Mr Staples has also noted agreement on this level of effect in his peer review.

CONSTRUCTION NOISE AND VIBRATION EFFECTS

25. Construction noise is expected during the establishment of the supermarket and associated facilities.
26. I expect the Applicant to adopt best practice procedures to reduce the likelihood of annoyance, nuisance, and adverse health effects to people in the vicinity of construction work. These effects will also be experienced within the broader context of the construction and urbanisation of the surrounding greenfield area.
27. I recommended in my assessment that all construction activities are planned and managed in accordance with NZS 6803:1999 Acoustics – Construction Noise, and

that construction is undertaken to ensure as far as practical that noise does not exceed the relevant sound levels specified in that Standard.

28. Proposed Condition 9 in the Section 42A report includes a requirement for a Construction Noise and Vibration Management (**CNVMP**) to be provided by the Applicant and certified by Council. I consider that this condition, which references Annex E of NZS 6803:1999, will provide for a suitably detailed CNVMP which covers key aspects of noise and vibration management.
29. I note that a specific advance notification clause (as Condition 5) has also been recommended for Lemonwood Grove and Waitaha Schools, in response to concerns raised by the Ministry of Education submission. I agree that this is reasonable as good communication with neighbours can form an important part of construction noise management, and the 15 working days timeframe is typical good practice.

PROPOSED CONDITIONS OF CONSENT

30. The Section 42A report also includes other proposed operational noise conditions as 56 to 62, relating to overall noise emissions from the site, management of the loading bay, and the location of acoustic screening. These align with the intent of those recommended in my assessment, and I consider them appropriate. I understand these have been incorporated in the latest proposed consent conditions.

RESPONSE TO SUBMISSIONS

31. The submissions from Ryman Healthcare (retirement village at 533 and 585 East Maddisons Road and 870 Goulds Road) and the Ministry of Education (Lemonwood Grove School and Waitaha School) included noise related concerns.
32. In Mr Staples acoustic peer review, he notes that based on the setback of the development from these two receivers, noise levels are expected to comply with the District Plan noise limits, and therefore any adverse noise effects at these two sites will be less than minor. I agree.
33. I also note that there is some additional screening to the Ryman site from the dwellings / fencing along Edgar Way, so noise levels are likely to be lower than predicted in our assessment. I do not expect additional screening along Goulds Road (as requested by Ryman Healthcare) would be of acoustic benefit for this location and understand that fencing along this corner of the site has already been amended to address CPTED / outlook issues.

CONCLUSION

- 34. I have assessed all noise sources expected to be associated with the operation of a proposed Woolworths located on Goulds Road, Faringdon.
- 35. Noise sources associated with the development include the carpark, loading bay / back of house, mechanical plant, and small retail tenancies.
- 36. Overall, I expect noise effects to be consistent with guideline values for the protection of residential amenity at all nearby sites.
- 37. I agree that the proposed Conditions of Consent outlined in the S42A report are reasonable and consistent with my assessment.



William Peter Reeve

2 September 2024